



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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November 6, 2025

Detroit City Council
Two Woodward Ave., Ste. 1340
Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Community Benefits Ordinance Report
Detroit City Football Club Development

Honorable City Council:

The City of Detroit ("City"), Detroit Economic Growth Corporation ("DEGC"), and DCFC Holdings, LLC referred to as the ("Developer") have been in discussions to bring an estimated investment of approximately \$150 million dollars to 2301, 2401, 2201 Twentieth Street, 3050 W. Fisher Highway and 3000 Standish Street, Detroit, MI 48216 known as the Detroit City Football Club Stadium. It is anticipated that this project will redevelop the former Southwest Detroit Hospital site from a vacant building and adjacent parcels into a new use resulting in the creation of a 15,000 seat capacity football (soccer) stadium fronting Twentieth Street, together with community-focused retail along Twentieth Street, team offices and other uses ancillary to operating a professional football (soccer) franchise and stadium. Additionally, the project will include a 421-space parking structure and an 76-unit multifamily residential development surrounding the aforementioned parking structure.

Under the City of Detroit Ordinance No. 2021-4 effective as of December 8, 2021 ("Ordinance") and codified in Chapter 12, Article XIII of the Detroit City Code ("Code"), development projects that qualify as a "Tier 1 Development Project" are subject to certain community engagement procedures (the "CBO Process"). The project mentioned – Detroit City Football Club Stadium ("the Project") - is expected to incur an investment of at least seventy-five million (\$75,000,000) and will involve the abatement of more than one million (\$1,000,000) in City taxes. Therefore, the Project qualifies as a Tier 1 Development Project under the Ordinance and is subject to the CBO Process.

The Project was reviewed by a Neighborhood Advisory Council, to ascertain the community's concerns related to any impacts the Project may have on the surrounding community and the ways the Developer plans to address those impacts. Pursuant to Section 12-8-3(3) of the Code, we submit this Community Benefits Report detailing the proceedings for the Detroit City Football Club. (the "Report"). The Developer has agreed to address the concerns raised during the CBO Process by entering into a provision agreement "Community Benefits Provision for Tier 1 Development Projects – Detroit City Football Club Stadium" previously shared with your Honorable Body (the "Provision").

We hereby request that your Honorable Body receive and file this report as an official record of the proceedings of the DCFC Community Benefits Ordinance process.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Alexa Bush', with a long horizontal stroke extending to the right.

Alexa Bush, Director
Planning and Development Department

CC: Hassan Beydoun, Group Executive – Jobs and Economy
Brittney Hoszkiw, JET Team
Jose Lemus, JET Team
Brandon Lockhart, JET Team
Malik Washington, Mayor’s Office
Edwina King, Associate Director of Legislative Affairs and Equitable Development – PDD
Aaron Goodman, Manager of the Community Benefits Ordinance - PDD



DETROIT CITY FOOTBALL CLUB STADIUM

COMMUNITY BENEFITS REPORT

CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
NOVEMBER 6, 2025

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SECTION A.

IMPACT AREA AND NOTICE OF PUBLIC MEETINGS

Impact Area and Notice of Public Meetings

The Planning and Development Department (PDD) determined that the **Detroit City Football Club Stadium** development projects qualified as a Tier 1 development under the City of Detroit's Community Benefits Ordinance (CBO) due to the amount of economic investment utilized to build these projects and the amount of abated City taxes sought by the Developer, Detroit City Football Club.

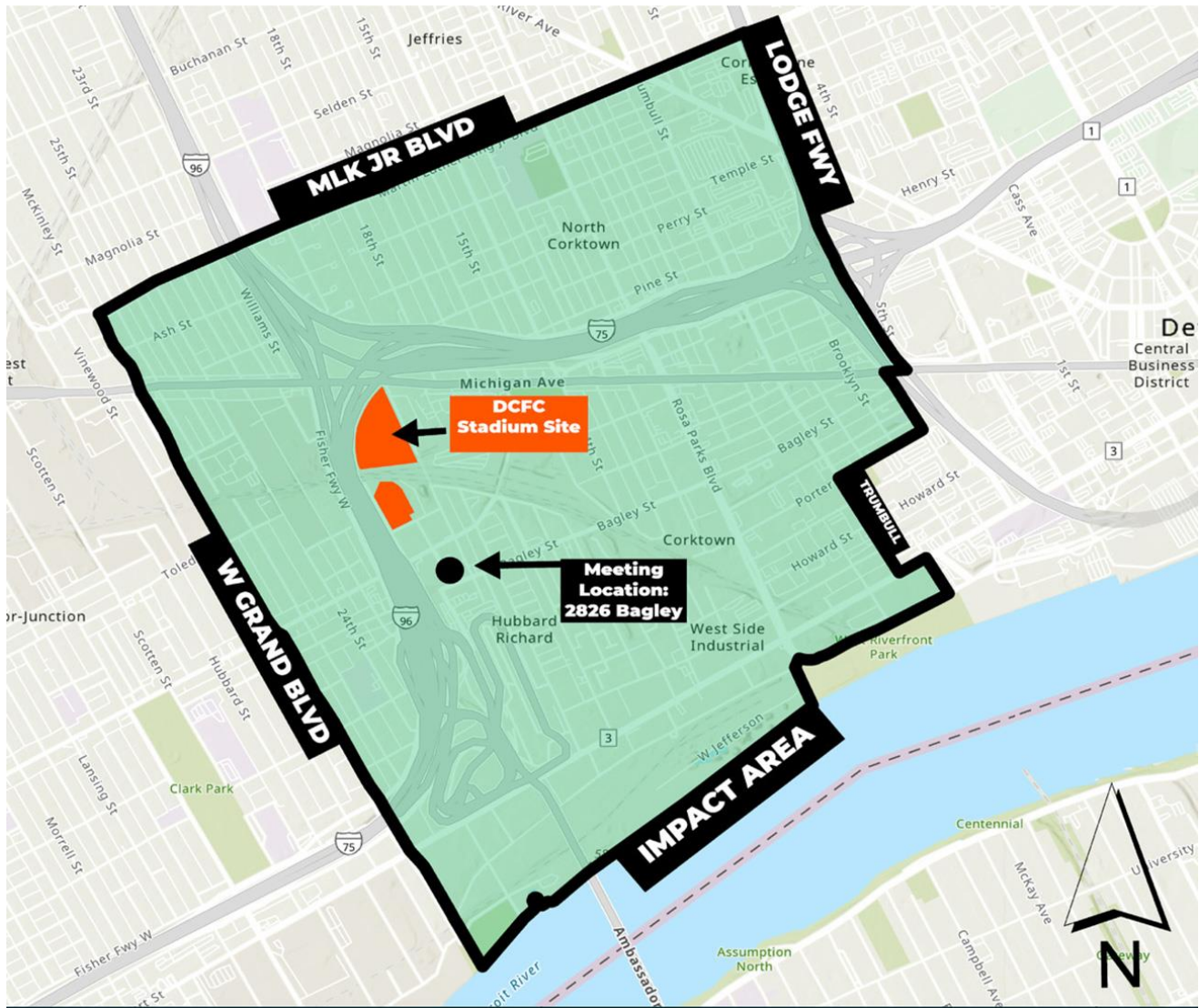


Figure 1: Detroit City Football Club Stadium – Impact Area

Consistent with the Community Benefits Ordinance, the Planning and Development Department determined the project Impact Area contains all of Census Tracts 5214, 5211, 5215, 9853, and part of 5228. This area is bounded by Martin Luther King Blvd. to the north, the Lodge (M-10) Fwy, 6th St., Trumbull St., 8th St., and Rosa Parks Blvd. to the east, the Detroit River and W. Jefferson Ave. to the south, and W. Grand Blvd. to the west. The Impact Area includes all or parts of the following neighborhoods: Corktown, Hubbard Richard, Mexicantown, North Corktown, Chadsey Condon, Central Southwest and West Side Industrial.

Public Notice

English and Spanish language versions of the *Public Notice* of the first meeting was sent by first class mail to the 4,214 addresses within 300ft of the Impact Area (see Figure 2: Detroit City Football Club - Public Meeting Notice). The meeting notice was also posted on the CBO project website and sent to representatives of the Detroit City Council, Legislative Policy Division (LPD), and the Department of Neighborhoods (DON).

All meeting dates, registration information, zoom links, materials and documents were posted on the City of Detroit CBO Project Website, www.detroitmi.gov/DCFC and distributed regularly via the City of Detroit Gov-Delivery e-mail list with 669 subscribers. Hard copies of meeting materials were available for attendees at the public CBO meetings. Spanish interpretation and American Sign Language interpretation was provided at each meeting and additional language translation services were available upon request.

Utilization of hybrid meeting format to maximize public opportunity to participate in public CBO meetings: To facilitate maximum participation and accessibility for the Detroit City Football Club CBO process, residents had the option to attend all Community Benefits Public Meetings in person or participate virtually through Zoom. The CBO meeting location at [Mexicantown CDC Mercado – 2826 Bagley St. Detroit 48216](#) was conveniently located in the Impact Area with free parking, near to multiple transit lines, and accessible to residents of all abilities.

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR DETROIT CITY FOOTBALL CLUB STADIUM



FOR PUBLIC MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/DCFC

HOW TO PARTICIPATE IN THE COMMUNITY BENEFITS (CBO) MEETINGS

PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT THE MEXICANTOWN MERCADO WITH AN OPTION TO WATCH REMOTELY VIA ZOOM. ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON

Mexicantown CDC Mercado
2626 Bagley St. Detroit, MI 48216
Transit access via DDOT Bus Route 1 (Vernor) and MoGo Bike Share. Parking is available in adjacent surface lot and on-street



1ST MEETING

THURSDAY AUGUST 21, 2025 AT 6:00 PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING

THURSDAY AUGUST 28, 2025 AT 6:00 PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS

ONLY IMPACT AREA RESIDENTS ATTENDING THE MEETING IN PERSON MAY VOTE

Register at: <https://bit.ly/dcfcc-cbo>

VIEW REMOTELY VIA ZOOM

Register to receive meeting link
Dial by phone: +1 312 626 6799
Meeting ID: 868 9895 3455
Passcode: 106866

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map to left) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council. Members of the NAC are expected to attend all scheduled public meetings during the CBO process, consisting of at least 5 meetings over a period of 2 - 3 months. Attend the first CBO meeting on August 21 to learn more about this project and how you can participate in this public process. During the second CBO Meeting on August 28, two (2) NAC members will be elected. Only Impact Area Residents, attending the in-person meeting on August 28, may vote in the NAC election.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en los reuniones públicas, incluida la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad llamando al 313-224-4950, por medio del número TTY 711, o envíe un correo electrónico a crio@detroitmi.gov.



IMPACT AREA: The project Impact Area contains all of Census Tracts 5214, 521, 5215, 9853, and part of 5228. This area is bounded by Martin Luther King Blvd to the north, the Lodge (M-10) Fwy, 6th Street, Trumbull St., 8th St., and Rosa Parks Blvd. to the east, the Detroit River and W. Jefferson Ave. to the south, and W. Grand Blvd. to the west. The Impact Area includes all or parts of the following neighborhoods: Corktown, Hubbard Richard, Mexicantown, North Corktown, Chasley Condon, Central Southwest and West Side Industrial.

LEGAL MEETING NOTICE

Your address is located within the Community Benefits Ordinance (CBO) IMPACT AREA for "Detroit City Football Club Stadium" development proposed at 2401 20th St., 2201 20th St., 2301 20th St., 3050 W. Fisher Pkwy, and 3000 Standish St.

PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: DETROIT CITY FOOTBALL CLUB STADIUM:

Launched in 2012, by a group of Detroit residents, Detroit City Football Club ("DCFC") has rapidly grown into one of the most talked about professional soccer teams in America. As the club now embarks on its greatest chapter, DCFC proposes plans for a signature, 11-acre development headlined by a 15,000-capacity soccer specific stadium. With a planned opening in 2027, the new stadium will serve as the driver of a broader residential and retail district while bridging the metro Detroit regional destinations of Corktown and Mexicantown.

The stadium will derive additional revenue from concerts, year-round commercial space lining 20th street and hosting other collegiate and professional athletic events. Unique among major stadiums, the \$150 million home for DCFC will be privately financed and is to be owned and operated by the team. Public support for the project is requested in the form of a Brownfield reimbursement agreement as well as other City and State support for infrastructure and programmatic build out.

The Developer also proposes a residential component with 76 units of affordable housing - aligned with DCFC's values as one of the most grassroots, community-oriented sports organizations in North America - wrapping a 421-space parking deck, and approximately 8,500 sf of commercial space.

This project is vital to positioning DCFC at the forefront of a rapidly growing soccer landscape while transforming long vacant properties into a dynamic community anchor - driving investment, pride, and opportunity for residents across Southwest Detroit and the broader city.

The Developer is seeking governmental approvals and to commence vertical construction between the fourth quarter of 2025 and the first quarter of 2026.

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer to establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) is aware of and acknowledges expressed community concerns related to this project in the following areas:

Construction

- Concern: Noise, dust, mud, vibration, and increased light pollution at night resulting from the construction of a new soccer stadium, housing and parking facilities
- Concern: Street and sidewalk restrictions or closures during construction, particularly the intersection between construction activity and the forthcoming reconstruction of Michigan Ave. taking place 2026 - 2027
- Concern: Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

Site Design and Landscaping

- Concern: Building and site should adhere to City of Detroit Design Principles and support Michigan Ave. Traditional Main Street Overlay
- Concern: Light pollution and building designs that may negatively impact migratory birds
- Concern: Mitigation of visual and environmental impacts of developments through landscaping and screening
- Opportunity: Activation of street-level facade along street and public spaces enhancing overall pedestrian experience
- Opportunity: Create an accessible pedestrian connection from Michigan Ave. to the stadium.
- Opportunity: Creation of new publicly accessible green spaces and connections between Corktown and Southwest Detroit

Employment Opportunities

- Concern: Access to construction and permanent jobs for Detroiters
- Concern: Prioritization of hiring Detroit-based contractors and subcontractors during construction and stadium operations
- Opportunity: Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, hospitality, sports and entertainment fields

Housing and Retail

- Opportunity: Creation of 76 new affordable and market rate housing units available in a mix of unit types
- Opportunity: Support for existing neighborhood-serving retail businesses, specifically in Corktown and Mexicantown, and the greater Southwest Detroit commercial districts
- Concern: Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

Accessibility, Mobility and Traffic

- Concern: Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways, including to Corktown, Hubbard Richard, Mexicantown and Southwest Detroit. Specifically, the interaction between game-day traffic and the planned reconstruction of Michigan Ave. taking place 2026 - 2027
- Concern: Locations and coordination of vehicle staging / valet queuing, loading docks for the stadium during games and other special events
- Concern: Impact of game-day parking on adjacent residential neighborhoods and access to parking facilities for new residents, game day attendees, guests and employees
- Concern: Increased vehicular traffic and congestion due to major sporting and entertainment events. Specifically the closure of 20th Street on game-days impacting neighborhood accessibility through the area from Southwest Detroit to Corktown and adjacent areas
- Opportunity: New stadium, housing and public amenities attracting an increased number of visitors to Corktown, Mexicantown, and surrounding neighborhoods
- Opportunity: Create bicycle-friendly access points with bicycle storage/parking stations
- Opportunity: Enhanced public transportation and mobility connections via DDOT / SMART Buses, and bike share
- Opportunity: Enhanced local connectivity between Corktown, Mexicantown, Hubbard Richard, and Southwest Detroit
- Opportunity: Incorporation of universal design standards, exceeding Americans with Disabilities Act (ADA) requirements into all buildings, public spaces, and residential developments in the project

Sustainability and Environment

- Concern: Energy efficiency and reducing carbon footprint of construction and operations of new stadium, parking facilities and housing
- Opportunity: On-site stormwater management for buildings to protect local waterways including the Detroit River
- Opportunity: Access to electric vehicle charging and alternative mobility options
- Opportunity: Utilization of commercial on-site recycling and composting services for stadium operations and new housing units

For more information visit: www.detroitmi.gov/dcfcc or contact Aaron Goodman at goodmana@detroitmi.gov

LA CIUDAD DE DETROIT LO INVITA A ASISTIR A LAS REUNIONES PÚBLICAS SOBRE LOS BENEFICIOS COMUNITARIOS DEL ESTADIO DE DETROIT CITY FOOTBALL CLUB



PARA CONSULTAR EL CALENDARIO DE REUNIONES PÚBLICAS Y TODA LA INFORMACIÓN SOBRE EL PROYECTO, VISITE WWW.DETROITMI.GOV/DCFC

CÓMO PARTICIPAR EN LAS REUNIONES DE BENEFICIOS COMUNITARIOS (CBO)

Las reuniones públicas de CBO se harán en persona en el Mercado de Mexicantown con la opción de verlas remotamente por Zoom. Todas las reuniones comienzan a las 6:00 p.m. - Las puertas se abren a las 5:30 p.m. Para registrarse y tomar un refresco

ASISTIR EN PERSONA

Mexicantown CDC Mercado
2626 Bagley St. Detroit, MI 48216
Acceso en transporte público mediante la línea de autobús DDOT 1 (Vernor) y el servicio de bicicletas compartidas MoGo. Hay estacionamiento disponible junto al edificio y en la calle



PRIMERA REUNIÓN

JUEVES 21 DE AGOSTO DE 2025 A LAS 6:00 P.M.
PROCESO DE LA CBO E INFORMACIÓN SOBRE EL PROYECTO

SEGUNDA REUNIÓN

JUEVES 28 DE AGOSTO DE 2025 A LAS 6:00 P.M.
ELECCIÓN DE DOS (2) MIEMBROS DEL CONSEJO ASesor DEL BARRIO. SOLO LOS RESIDENTES DEL ÁREA DE IMPACTO QUE ASISTAN A LA REUNIÓN EN PERSONA PODRÁN VOTAR

Regístrese en: <https://bit.ly/dcfcc-cbo>

VER DE FORMA REMOTA POR ZOOM

Regístrese para recibir el enlace de la reunión
Marque por teléfono: +1 312 626 6799
Id. de la reunión: 868 9895 3455
Código de acceso: 106866

¿QUÉ ES LA ORDENANZA DE BENEFICIOS COMUNITARIOS DE DETROIT?

La Ordenanza de beneficios comunitarios (ORDENANZA N.º 2021-4) es una ley que exige a los desarrolladores colaborar de forma proactiva con la comunidad para identificar los beneficios para ella y tratar los posibles impactos de determinados proyectos de desarrollo. En 2016, los votantes de Detroit aprobaron la ordenanza, que fue modificada por el Municipio de Detroit en 2021.

El Departamento de Planificación y Desarrollo (Planning & Development Department) determinó el Área de Impacto del proyecto (véase el mapa de la izquierda). De acuerdo con la Ordenanza de beneficios comunitarios (CBO), se establecerá un Consejo Asesor del Barrio (NAC) de nueve (9) miembros para este proceso de beneficios comunitarios. Cualquier residente de Detroit que viva en el Área de Impacto y sea mayor de 18 años puede formar parte del Consejo Asesor del Barrio. Se espera que los miembros del NAC asistan a todas las reuniones públicas programadas durante el proceso de la CBO, que consistirán en al menos 5 reuniones a lo largo de un período de 2-3 meses. Asista a la primera reunión de la CBO el 21 de agosto para saber más sobre este proyecto y cómo puede participar en este proceso público. Durante la segunda reunión de la CBO, el 28 de agosto se elegirán dos miembros del NAC. Solo los residentes del Área de Impacto que asistan a la reunión en persona del 28 de agosto podrán votar en la elección del NAC.

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ÁREA DE IMPACTO: El Área de Impacto del proyecto abarca todos los distritos censales 5214, 521, 5215, 9853 y parte del 5228. Esta área está delimitada por Martin Luther King Blvd. al norte, Lodge (M-10) Fwy, 6th Street, Trumbull St., 8th St. y Rosa Parks Blvd. al este, Detroit River y W. Jefferson Ave. al sur, y W. Grand Blvd. al oeste. El Área de Impacto incluye la totalidad o parte de los siguientes barrios: Corktown, Hubbard Richard, Mexicantown, North Corktown, Chasley Condon, Central Southwest y West Side Industrial.

AVISO DE REUNIÓN LEGAL

Su dirección se encuentra dentro del Área de Impacto de la Ordenanza de beneficios comunitarios (CBO) para el desarrollo del "Estadio de Detroit City Football Club" propuesto en las calles 2401 20th St., 2201 20th St., 2301 20th St., 3050 W. Fisher Pkwy, y 3000 Standish St.

LEA ESTE AVISO IMPORTANTE PARA OBTENER INFORMACIÓN SOBRE LOS BENEFICIOS COMUNITARIOS Y OTROS IMPACTOS QUE PUEDEN AFECTARLO.

INFORMACIÓN GENERAL PARA EL DESARROLLO DE LA CBO DE NIVEL 1 PROPUESTA: ESTADIO DE DETROIT CITY FOOTBALL CLUB:

Fundado en 2012 por un grupo de residentes de Detroit, Detroit City Football Club ("DCFC") se ha convertido rápidamente en uno de los equipos de fútbol profesional más comentados de Estados Unidos. Ahora que el club se embarca en su mayor aventura, DCFC propone planes para un proyecto emblemático de 11 acres, cuyo elemento principal será un estadio con capacidad para 15,000 espectadores, diseñado específicamente para la práctica del fútbol. Con su inauguración prevista para 2027, el nuevo estadio servirá para impulsar un amplio distrito residencial y comercial, además de conectar los destinos regionales de Corktown y Mexicantown en el área metropolitana de Detroit.

El estadio obtendrá ingresos adicionales gracias a los conciertos, los locales comerciales que bordean 20th Street durante todo el día y la celebración de otros eventos deportivos universitarios y profesionales. Único entre otros estadios, el nuevo hogar de DCFC, valorado en \$150 millones, contará con financiación privada y será propiedad del equipo, que se encargará de su gestión. Se solicita el apoyo público para el proyecto en forma de un acuerdo de reembolso de terrenos industriales abandonados, y otras ayudas municipales y estatales para la infraestructura y la construcción del programa.

El desarrollador también propone un componente residencial con 76 viviendas asequibles, acorde con los valores de DCFC como una de las organizaciones deportivas más populares y orientadas a la comunidad de Norteamérica, con 421 plazas de estacionamiento y aproximadamente 8,500 pies cuadrados de espacio comercial.

Este proyecto es fundamental para posicionar a DCFC a la vanguardia de un panorama futbolístico en rápido crecimiento, transformando al mismo tiempo propiedades que llevan mucho tiempo vacías en un dinámico punto de referencia para la comunidad, lo que impulsará la inversión, el orgullo y las oportunidades para los residentes del suroeste de Detroit y de toda la ciudad.

El desarrollador está tramitando las autorizaciones gubernamentales y pretende comenzar la construcción vertical entre el cuarto trimestre de 2025 y el primer trimestre de 2026.

Impactos previstos del proyecto el Consejo Asesor del Barrio (NAC) trabajará directamente con el desarrollador y establecerá los beneficios comunitarios, que se incluyen en el acuerdo de desarrollo final aprobado por el municipio de Detroit. El Departamento de Planificación y Desarrollo (PDD) de la ciudad de Detroit es consciente y reconoce las preocupaciones expresadas por la comunidad en relación con este proyecto en las siguientes áreas:

Construcción

- Preocupación: Ruido, polvo, barro, vibraciones y aumento de la contaminación lumínica nocturna como consecuencia de la construcción de un nuevo estadio de fútbol, viviendas y estacionamientos.
- Preocupación: Restricciones o cierre de calles y aceras durante las obras, en particular la interacción entre las actividades de construcción y la próxima reconstrucción de Michigan Ave. que se llevará a cabo en 2026-2027.
- Preocupación: Horario de construcción, tráfico de camiones, áreas de estacionamiento/carga para trabajadores de la construcción y almacenamiento de equipos.

Diseño y paisaje del lugar

- Preocupación: Los edificios y terrenos deben cumplir los principios de diseño de la Ciudad de Detroit, contribuir al desarrollo de Michigan Ave. Recubrimiento tradicional de calles principales.
- Preocupación: La contaminación lumínica y los diseños de edificios que pueden tener un impacto negativo en las aves migratorias.
- Preocupación: Mitigación de los impactos visuales y medicamentales de los desarrollos mediante el paisajismo y la protección.
- Oportunidad: Activación de la fachada a nivel de calle a lo largo de la calle y espacios públicos, mejorando la experiencia general de los peatones.
- Oportunidad: Creación de una conexión peatonal accesible desde Michigan Ave. hasta el estadio.
- Oportunidad: Creación de nuevos espacios verdes accesibles al público y conexiones entre Corktown y el suroeste de Detroit.

Oportunidades de empleo

- Preocupación: Acceso a puestos de trabajo en la construcción y puestos fijos para los habitantes de Detroit.
- Preocupación: Prioridad en la contratación de contratistas y subcontratistas locales de Detroit durante la construcción y las operaciones del estadio.
- Oportunidad: Creación de nuevas oportunidades educativas y de desarrollo profesional para los habitantes de Detroit, especialmente en los sectores de la construcción, los oficios calificados, la hostelería, los deportes y el entretenimiento.

Vivienda y comercio minorista

- Oportunidad: Creación de 76 nuevas viviendas asequibles y precio de mercado disponibles en una mezcla de tipos de unidades.
- Oportunidad: Apoyo a los comercios minoristas existentes que prestan servicios al barrio, específicamente en Corktown y Mexicantown, y en los distritos comerciales del suroeste de Detroit en general.
- Oportunidad: Acceso a locales comerciales - atraer/retener a pequeñas empresas locales que cubran las necesidades del barrio.

Accesibilidad, movilidad y tráfico

- Preocupación: Conectividad del tráfico, flujo de tráfico y acceso vehicular por el área de desarrollo y las principales carreteras, incluyendo Corktown, Hubbard Richard, Mexicantown y el suroeste de Detroit. Específicamente, la interacción entre el tráfico los días de partido y la reconstrucción prevista de Michigan Ave. que se llevará a cabo en 2026-2027.
- Preocupación: Ubicación y coordinación del estacionamiento de vehículos/cole de aparcarcoches, muelles de carga para el estadio durante los partidos y otros eventos especiales.
- Preocupación: Impacto del estacionamiento los días de partido en los barrios residenciales adyacentes y acceso a las instalaciones de estacionamiento para los nuevos residentes, los asistentes al partido, los invitados y los empleados.
- Preocupación: Aumento del tráfico vehicular y la congestión debido a importantes eventos deportivos y de entretenimiento. Específicamente, el cierre de 20th Street los días de partido, lo que afecta la accesibilidad del barrio por área desde el suroeste de Detroit hasta Corktown y áreas adyacentes.
- Oportunidad: Nuevo estacionamiento y servicios públicos que atraen un mayor número de visitantes a Corktown, Mexicantown y los barrios de los alrededores.
- Oportunidad: Creación de puntos de acceso aptos para bicicletas en estaciones de almacenamiento/bloques de bicicletas.
- Oportunidad: Mejora del transporte público y de las conexiones de movilidad mediante autobuses DDOT/SMART, y bicicletas compartidas.
- Oportunidad: Mejora de la conectividad local entre Corktown, Mexicantown, Hubbard Richard y el suroeste de Detroit.
- Oportunidad: Incorporación de normas de diseño universal, que superen los requisitos de la Ley de Estadounidenses con Discapacidades (ADA), en todos los edificios, espacios públicos y urbanizaciones del proyecto.

Sostenibilidad y medioambiente

- Preocupación: Eficiencia energética y reducción de la huella de carbono de la construcción y las operaciones del nuevo estadio, los estacionamientos y las viviendas.
- Oportunidad: Gestión sobre el terreno de las aguas pluviales de los edificios para proteger las vías fluviales locales, incluyendo Detroit River.
- Oportunidad: Acceso a la recarga de vehículos eléctricos y opciones de movilidad alternativa.
- Oportunidad: Uso de servicios comerciales de reciclaje y compostaje en el lugar para las operaciones del estadio y las nuevas viviendas.

Para obtener más información, visite: www.detroitmi.gov/dcfcc o comuníquese con Aaron Goodman en goodmana@detroitmi.gov

Figure 2: Detroit City Football Club Community Meeting Notice

Schedule of CBO Meetings

The first Community Benefits Meeting for the Detroit City Football Club was held on **Thursday, August 21, 2025, at 6:00pm at the** Mexicantown CDC Mercado – 2826 Bagley St. Detroit 48216 with an option to view the meetings remotely via Zoom. One hundred and five (105) people were recorded as attending the first meeting in person and thirty-four (34) participated via Zoom for a total of 139 attendees. Over the course of the CBO process, three hundred and seventy-one (371) unique individuals attended at least one of the CBO public meetings either in person or remotely via Zoom (excluding City staff and Development team).

A total of nine Public CBO Meetings for the Detroit City Football Club were held with the complete schedule listed below. All such meetings included time for public comment. The agendas, summaries, and accompanying materials from each meeting are available on the [City of Detroit CBO Project Website](http://www.detroitmi.gov/DCFC) at www.detroitmi.gov/DCFC and are detailed in the appendices to this report.

All meetings began at 6:00PM (doors opened at 5:30PM for registration and refreshments) and were held Mexicantown CDC Mercado – 2826 Bagley St. Detroit 48216, with an option to participate remotely via Zoom.

- **Thursday, August 21, 2025** - *Introduction of project and CBO process*
- **Thursday, August 28, 2025** - *Introduction of project and CBO process + Election of two (2) Neighborhood Advisory Council (NAC) Members – Only Impact Area Residents attending in person may vote in the NAC election*
- **Thursday, September 11, 2025** - *1st convening of the NAC and presentation of project details and financial incentives by the DEGC*
- **Thursday, September 18, 2025** - *NAC Working Meeting: discussion of project impacts and proposed community benefits list*
- **Thursday, September 25, 2025** - *NAC presentation of project impacts list*
- **Thursday, October 2, 2025** - *NAC presentation of project community benefits requests*
- **Thursday, October 9, 2025** - *Developer presentation of response to project impacts and proposed community benefits / mitigations; NAC discussion of proposal and vote on proposed community benefits agreement*
- **Thursday, October 16, 2025** - *Continued discussion of project impact and proposed community benefits / mitigation. Finalization of community benefits package*
- **Thursday, October 23, 2025** - *Continued discussion of project impact and proposed community benefits / mitigation. Finalization of community benefits package*

Section B.

TIER 1 PROJECT DESCRIPTION

Tier 1 Project Description – Detroit City Football Club Stadium

The Detroit City Football Club (DCFC) proposes plans for a signature, 11-acre development headlined by a 15,000-capacity soccer specific stadium, to be owned and operated by the team.

- The Developer (Detroit City Football Club) proposed to privately finance this new 15,000 capacity stadium as part of an 11-acre development including a residential component with 76 units of affordable housing, a 421-space parking deck, and approximately 8,500 sf of commercial space.
- The stadium will derive additional revenue from concerts, year-round commercial space lining 20th street and hosting other collegiate and professional athletic events.
- Unique among major stadiums, the \$150 million new home for DCFC will be privately financed and is to be owned and operated by the team.
- Public support for the project is requested in the form of a Brownfield reimbursement agreement as well as other City and State support for infrastructure and programmatic build out.
- This project is vital to positioning DCFC at the forefront of a rapidly growing soccer landscape while transforming long vacant properties into a dynamic community anchor—driving investment, pride, and opportunity for residents across Southwest Detroit and the broader city.
- The Developer is seeking governmental approvals and will commence vertical construction between the fourth quarter of 2025 and the first quarter of 2026.



Figure 3: Rendering of Proposed Detroit City Football Club Stadium and Associated Developments

Section C.

**NEIGHBORHOOD ADVISORY COUNCIL (NAC)
DEVELOPER
CITY OFFICIALS**

Neighborhood Advisory Council (NAC)

Neighborhood Advisory Council Members

Martina Guzman

Brianna Williamson (Communicator)

Sam Butler

Mari Anzicek

Sheila Cockrel

Olivia Hubert (Moderator)

Msg. Charles Kosanke

Danielle Manley (Documenter)

Blandina Rose-Willis

Daniel Patton, (Alternate, Non-Voting Member)

Appointment by:

Impact Area Resident Selection

Impact Area Resident Selection

Appointed by Council Member Gabriela Santiago-Romero

Appointed by Council Member Coleman A. Young II

Appointed by Council Member Mary Waters

Appointed by Planning and Development

Appointed by Planning and Development

Appointed by Planning and Development

Appointed by Planning and Development

Appointed by Planning and Development



Figure 4: Detroit City Football Club Neighborhood Advisory Council

Detroit City Football Club

- Sean Mann, President and CEO
- Evan Lewandowski, Project Manager
- Edward Siegal, Consultant and Owner's Representative
- Jesse Venegas, Ideal Group

City of Detroit Officials

Planning and Development (PDD): Alexa Bush, Edwina King, Aaron Goodman, Kevin Schronce, Joseph Kemp, John Sivills, Satina Maddox, Natasha Vemulkonda, Chris Henderson, Rashedul Deepon

Mayor's Office: Brittney Hoszkiw, Raymond Solomon II, Jose Lemus, Brandon Lockhart, Nathan Fisher, Deja Strong, Joel Hurd, Yakeima Fife

Department of Neighborhoods (DON): Joshua Roberson, Eva Torres, Antonio Mora-Mills

Department of Public Works (DPW): Samuel Krassenstein

Law Department: Bryan Coe, Sarmed Jabra

Civil Rights, Inclusion, and Opportunity Department (CRIO): Jacob Jones, Carol Jackson, Amiah Burner, Jacqueline Thompson

Legislative Policy Division Representatives (CPC): Kimani Jeffrey, Delores Perales

Detroit Economic Growth Corporation (DEGC): David Howell, Derrick Head, Christopher Hughes, Brian Vosburg, Cora Capler, Raquel Figueroa

City Council: Council Member Gabriela Santiago-Romero – District 6; Council Member Coleman A. Young II – At-large; Council Member Mary Waters – At-large

**The Planning and Development Department would like to acknowledge and thank the following City Council members and their staff for their attendance and participation during the Detroit City Football Club Stadium Community Benefits Meetings:*

- Office of Council President Mary Sheffield: Council President Mary Sheffield, Ari Ruttenberg, Ray Sampson, Yvonne Ragland, Alphonzo Horton
- Office of Council President Pro Tempore James Tate: Keyontay Humphries, Caprice Jackson, Jacqueline Ramsey
- Office of Council Member Coleman A. Young II: Laurie Anne Sabatini, Althea-Darlene Jackson
- Office of Council Member Mary Waters: Mary Waters, Santana Hill, Michelle Broughton
- Office of Council Member Gabriela Santiago-Romero: Council Member Gabriela Santiago-Romero, Kristin Dayag, Joel Reyes-Klann, Ray Duncan, Stephanie Evangelista
- Office of Council Member Latisha Johnson: Erin Stanley
- Office of Council Member Fred Durhal: Yolanda Lockett

Section D.

**PROJECT IMPACTS / REQUESTS FROM NAC
AND DEVELOPER RESPONSE**

		Developer/City Response Categories		Agreement Status Key		
		Feasible		Agree		
		Partially Feasible/ Requires Further Discussion		In-Progress		
		Not Feasible		Agree to remove		
		Existing Policy/Information for Reference		N/A - Informational		
Item	Neighborhood Advisory Council		Agreement Status	Community Benefits Provision	Detroit City Football Club	City of Detroit
	Impact Focus Submitted 10.03.2025	Community Benefits Request Submitted 10.06.2025	As of 10.23.2025	Exhibit Section	Agreement Language 10.22.2025 <i>*Updated with final Community Benefits Provision Language as of 10.23.2025</i>	
Safety & Inclusion						
1	Stadium Fan Plan	DCFC will commit to the creation of a stadium fan plan for all DCFC games and events to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.	Agree	Exhibit A-1	Prior to the completion of construction of the Project, Developer will create a stadium fan plan for all Detroit City Football Club ("DCFC") games and events to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.	
2	Facial Recognition Limits	DCFC commits not to use facial-recognition software on DCFC property/parking lots	Agree	Exhibit A-2	For the duration of the term of this Agreement, Developer will not use facial-recognition software on Developer's stadium property and parking lots owned by Developer, except in the event that Developer implements (a) a commercially reasonable facial-recognition technology to verify secure site access or for staff management, or (b) implementation of a commercially reasonable ticketing system implemented by third party vendors who may use facial-recognition software, but only if participants opt-in to such facial recognition technology.	
3	Community Training	DCFC commits to collaborating with existing organization to host "Know Your Rights" trainings for fans, staff, neighbors, and stadium employees.	Agree	Exhibit A-3	During the first two (2) years of stadium operations, Developer will collaborate with existing organizations to host at least one annual "Know Your Rights" trainings for staff and stadium employees.	
Construction & Monitoring						
4	Repair & ADA	DCFC will work with contractor to repair/replace all sidewalks impacted by construction following all city sidewalk requirements and ADA compliance.	Agree	Exhibit A-4	As part of construction of the Project, and prior to opening of the project for its inaugural season, Developer will cause any sidewalks damaged by construction of the project to be repaired or replaced in a manner that complies with then applicable building codes and accessibility requirements of the Americans with Disabilities Act of 1990, as amended (the "ADA").	
5	Closure Notice	DCFC will ensure that they post notice via site signage, neighborhoods email list, and project updates website 48-72 hours advanced notice of road/sidewalk closures.	Agree	Exhibit A-5	Developer will make commercially reasonable efforts to provide notices via site signage, neighborhoods email list, and project update website at least 48 to 72 hours prior to any road and sidewalk closures and share other pertinent project specific information to allow residents easy access to updates.	
6	Reporting	DCFC and their demolition and construction contractors will follow all required signage and postings on site as defined by the city of detroit in addition to project specific information to allow residents easy access to project information, list serv sign up, and project updates.	Agree	Exhibit A-6	Developer will cause its demolition and construction contractors to follow all required signage and postings requirements of the City of Detroit.	
7	Environmental & Dust Control	DCFC and their demolition and construction contractors will submit the required dust mitigation plan and make said plan publicly accessible via the project update website. Demolition crews will commit to watering down the site especially during demo.	Agree	Exhibit A-7	Developer will cause its demolition and construction contractors to submit and comply with a dust mitigation plan as required by Detroit City Code, including watering down the Project site periodically during demolition. Developer will make the dust mitigation plan publicly accessible via the project update website.	
8	Construction Hours	DCFC and their contractors agree to operate within the hours of 7am - 6pm Monday through Friday. Knowing that construction progress may require additional working hours, we ask that all activities prior to 7am and beyond 6pm Monday - Friday and All weekend working be posted as notice to the DCFC Construction Website	Agree	Exhibit A-8	Developer will use reasonable efforts to limit construction activities at the Project site to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. While construction progress may occasionally require work outside these hours, Developer will make best efforts to provide notice of such activities—occurring before 7:00 a.m., after 6:00 p.m., or on weekends—on the project website when feasible.	
9	Workforce Commitments	DCFC and their contractors will abide by all Detroit City Ordinances and Executive Orders regarding the hiring of Detroiters and will encourage contractors to support union trades in the construction of the stadium.	Agree	Exhibit A-9	Developer will comply with Executive Order 2024-2 to the extent that the buildings being constructed as part of the Project are "publicly funded construction projects" as defined by Executive Order 2024-2, including the requirement that at least fifty-one percent (51%) of the workforce for the Project be bona-fide Detroit residents (as defined by Executive Order 2024-2).	

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Environmental Quality, Sustainability, Neighborhood Livability						
10	Support Beautification of Vernor	The City of Detroit will commit to establishing and executing street beautification on W. Vernor between between Grand Blvd. and 18th/Newark St.	Agree	Exhibit B-1		<p>Within six (6) months of the Effective Date, the City, through its Department of Public Works, will evaluate street beautification and safety improvements along:</p> <p>a) West Vernor between Newark/18th Street and West Grand Boulevard (which the City recently upgraded lighting and replaced sidewalks;</p> <p>b) Bagley St. between 16th and W. Grand Blvd. (which the City recently finished a streetscape between Fisher Service Drive and 24th Street)</p> <p>These streets will be included in the Street Improvement Plan which includes hosting public meetings and soliciting design feedback from residents of the Impact Area, adjacent neighborhoods, and other stakeholders. Potential improvements may include, but are not limited to, additional signage, landscaping, lighting, pavement markings, or signalization of the kind and nature as other roadway improvements made as part of the City's Safe Streets for All initiatives funded by the Safe Streets & Roads for All federal grant program. The City, through its Department of Public Works, will also assess the intersections along the corridor for vehicular and pedestrian and bicyclist safety improvements. These improvements will be implemented before the stadium opens.</p> <p>The City, through its Department of Public Works will re-evaluate safety improvement and traffic plan within 1 year of stadium opening, and work to address shortcomings that may be identified by such reevaluation.</p>
11	Partner with local orgs to beautify 20th street viaduct	The City of Detroit and DCFC will work together to beautify the 20th street viaduct area. This can include murals, plantings, installations, trash receptacles, etc.	Agree	Exhibit A-10 Exhibit B-2	<p>Within six (6) months of the Effective Date, Developer will use commercially reasonable efforts to work with the City of Detroit and CPKC (the owner of the railroad) to establish an improvement plan for the 20th Street Viaduct, with the goal of appropriate enhancements being implemented in conjunction with the stadium opening. The improvement plan will be distributed to the NAC for review and comment prior to implementation.</p>	The City, through its Department of Public works will resurface 20th Street between Michigan Avenue and Newark Street at conclusion of construction of the Project.
12	Establish Recycling / waste /food rescue	DCFC will create a waste management, recycling, and composting plan with their food vendors that prioritizes the use of Detroit based recycling and composting organizations. Suggested organizations for this would be: Midtown Composting and Scrap Soils. They will also work with smaller food rescue organizations to reduce food waste for distribution within the local communities. Suggested organizations should include Food Rescue US- Detroit	Agree	Exhibit A-11	Developer will create a waste management, recycling, and composting plan with its food vendors that prioritizes the use of Detroit-based recycling and composting organizations.	
13	Integrate Bird Safe Design	DCFC will commit to working with the Detroit Bird Alliance to adopt Bird Safe design features and practices where possible.	Agree	Exhibit A-12	Developer, in coordination with its Architect and pursuant to suggestions provided by the Detroit Bird Alliance, will use commercially reasonable efforts to incorporate bird-friendly features into its design of the Project.	
14	Permeable Pavement	DCFC will commit to working with Jima and any other landscape architects hired to create permeable surfaces in order to decrease water run off.	Agree	Exhibit A-13	As part of its construction of the Project, Developer will adopt and implement on-site stormwater management practices in accordance with the City of Detroit's Post-Construction Stormwater Ordinance including collecting surface and field runoff while promoting water infiltration and irrigation.	
15	Provide landscaping and tree cover around DCFC parking lots	DCFC will provide landscaping and tree cover around DCFC owned property and parking lots implemented in a standard that is beyond the existing requirements in the Main Street Overlay with preference given to native tree species that necessitate less water resources where possible.	Agree	Exhibit A-14	Developer will work with its design and engineering teams to create comprehensive "green" practices on the Project site and any related parking lots owned by Developer that meets or exceeds landscaping and screening requirements of Chapter 50 of the 2019 Detroit City Code (the "City Zoning Ordinance").	
16	Air quality monitor	DCFC and The City of Detroit will install an air quality monitor with a publicly accessible dashboard and will abide by all construction related air quality reporting requirements.	Agree	N/A - Informational	Per Sec. 6 of agreement: DCFC will comply with all city and state air quality requirements and work to implement any monitoring mechanisms during construction.	
17	Noise decibel monitors	DCFC will install noise decibel monitors to ensure that projected sound events do not exceed the allowable 70db limit. DCFC will post when projected sound events are occurring via their website and email list serv for surrounding residents.	Agree	Exhibit A-15	Prior to commencement of the inaugural season at the Project, Developer will commission an acoustics study to mitigate any noise impacts to residential areas. Developer will comply with all local sound ordinances and actively monitor levels during events.	

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18	Maintain structured complaint and enforcement pathways - website	The City will maintain a structured complaint and enforcement pathways page for all residents to access easily.	Agree	Recitals - Section 4.	<p>Compliance Reporting; Recordkeeping. Unless a specific Developer Community Benefit provides for more frequent reporting, Developer will submit bi-annual compliance report to the City within thirty (30) days of the end of June and December each calendar year which summarizes Developer's progress on and compliance with the Developer Community Benefits. The City and Developer shall each maintain information pertinent to its activities under this Agreement for at least two (2) years following completion of the last of the buildings being constructed as part of the Project.</p> <p>Reporting of Alleged Violations of Community Benefits. Developer acknowledges and understands that pursuant to Section 12-8-3(g)(4) of the Code, members of the community may report to the NAC allegations of the Developer's failure to comply with this Agreement. Community members can submit such reports to the City (a) by personal delivery with receipt obtained or by registered or certified first-class mail with return receipt requested at the following address:</p> <p>City of Detroit, Planning & Development Department 2 Woodward Avenue, Suite 808 Detroit, MI 48226 Attention: Director</p> <p>Or (b) by e-mail to cboformalcomplaints@detroitmi.gov, or (c) through an online portal available at https://app.smartsheet.com/b/form/5a8f0f2eb7334d2fa9eddb006fc432f6</p> <p>The City will forward all such reports from community members to the NAC, which may take further action in accordance with Section 12-8-3(g) of the Code.</p>	<p>Informational: The city's Civil Rights, Inclusion, and Opportunity Department (CRIO) is tasked with monitoring and enforcing all Community Benefits Ordinance agreements (CBA). Residents and NAC members are encouraged to submit any CBA related complaints to CRIO through their designated complaint portal listed below.</p> <p>https://app.smartsheet.com/b/form/5a8f0f2eb7334d2fa9eddb006fc432f6</p> <p>Environmental and construction related complaints can be directed to the city's Buildings, Safety Engineering, & Environmental Department (BSEED) through the Improve Detroit application or by calling (313) 876-0426.</p>
				Recitals - Section 8.		
Small Business Support						
19	Technical assistance - prepare vendors for stadium opportunities	DCFC will work with the selected concessionaire and retail space management to partner with existing small business support organizations to prepare vendors for stadium opportunities.	Agree	Exhibit A-16	For at least five (5) years after the stadium opens, Developer, through its selected concessionaire and retail space management vendors, will partner with existing Detroit-Based small business support organizations to prepare vendors for potential stadium opportunities.	
20	Pop up retail	DCFC will work with the selected concessionaire and retail space management to maintain a permanent small business pop up space to allow small businesses the opportunity to enter into brick and mortar with a lower barrier to access.	Agree	Exhibit A-17	For at least five (5) years after the stadium opens, Developer will lease at least one retail suite at the stadium to a local community non-profit to serve as a small business incubator for Detroit businesses.	
			Agree	Exhibit A-18	Developer will commit a one-time amount of Two Hundred Thousand Dollars (\$200,000) to a low-interest revolving loan fund administered in partnership with a local community development non-profit to support small businesses in the impact area for a period of at least five (5) years after the stadium opens, or such time when the committed amount has been deployed or exhausted. Such low-interest revolving loan fund will focus on Detroit small businesses in and around the Impact Zone growing out of the small business incubator identified in the preceding paragraph.	
21	Vendor Access Program	DCFC will ensure that concessionaire and retail space management create a transparent application process that is easily accessible and communicated throughout the community in an effort to further support Detroit small businesses.	Agree	Exhibit A-19	For at least five (5) years after the stadium opens Developer and its concessionaire and retail partners will incorporate Detroit-based vendors in a manner that meets or exceeds industry standards.	
22	Vendor set aside	DCFC will work with concessionaire to ensure that at least 50% of vendors are Detroit based businesses.	Agree	Exhibit A-20	For at least twelve (12) years after the stadium opens Developer will work with the Detroit Economic Growth Corporation and Detroit At Work to publish employment opportunities to Detroiters.	

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Culture, Community Appreciation, Historic Value						
23	Culture Investments-endowments	DCFC will create an endowment fund to support cultural investments in impact area serving organizations such as La Sed Senior Center, Matrix Theater, Bowen Library, Mexicantown CDC, and other surrounding organizations that work to preserve and uplift the voices of the Latino Culture surrounding the stadium.	In-Progress	Exhibit A-21	Commencing in 2027 and continuing for twelve (12) years, Developer will contribute \$100,000 annually (which annual contribution shall be adjusted each year equal to the annual inflation rate in the consumer price index published by the Bureau of Labor and Statistics, but not to exceed five percent (5%) annually), for a total of \$1,200,000 (as may be increased by inflation as provided herein) to organizations that specialize in safe and habitable homes, cultural programming, and youth and education programs, with the first contribution to be determined by October 1, 2026. Grants will be made from the Developer's contributed funds to organizations serving the Impact Area as well as Census Tract 5234 for the purpose of furthering the mission or programs of such organizations, or for the creation of programs benefitting residents residing in the Impact Area and Census Tract 5234. Selections of which organizations receive the foregoing contributions will be made in consultation with NAC.	
24	Install signage and integrate storytelling in ticket holder	DCFC will install signage and integrate storytelling on the history of the previous SW Hospital as well as including neighborhood history.	Agree	Exhibit A-22	As part of construction of the Project, Developer will invest or cause to be invested a minimum of \$50,000 for artist installations/murals displayed in public areas of the Project that recognize and memorialize the history of Detroiters in the Impact Area and adjacent communities, and honors the legacy of Southwest Hospital.	
25	Neighborhood Heritage Events	DCFC will continue their work in supporting local community and neighborhood organizations through regular events and communications with attendees to ensure that those coming from other parts of the city or metro area understand the long standing history of the spaces they are coming to.	Agree	Exhibit A-23	Developer will continue its support for local community and neighborhood organizations through regular events in partnership with members of the impact zone and adjacent communities.	
26	Ticket giveaways for impact area residents and orgs	DCFC will continue their work in providing ticket giveaways to impact area residents and organizations who work within the impact area to allow residents the opportunity to attend.	Agree	Exhibit A-24	For twelve (12) years after the stadium opens, Developer will provide three thousand tickets to events at the Project per year for free to residents of the Impact Area, residents of adjacent neighborhoods to the Impact Area, and organizations based in the Impact Area and adjacent neighborhoods. This allocation, valued at approximately \$60,000 per year, totaling roughly \$720,000 in community ticket value over the abatement term.	
27	Structured Mentorship program	DCFC will commit to a structured mentorship program for youth in Detroit that will better assist Detroit youth in achieving success in sports, sports adjacent careers, scholarships, etc.	Agree	Exhibit A-25	Developer will commit to a structured mentorship program for Detroit youth—developed in partnership with Detroit Public Schools Community District and made available to a reasonable number of high school-aged students living in Detroit —to support pathways to success in sports and sports-adjacent careers, including access to scholarships and higher-wage career opportunities. Developer will commence operation of this program by the time the stadium opens.	
28	Assign existing staff members to serve as community liaison	DCFC will commit to assigning at least one existing staff member to serve as a community liaison who can respond to the community, provide updates to community members and surrounding community/neighborhood organizations.	Agree	Exhibit A-26	For at least twelve (12) years after the stadium opens , Developer will have designated staff member(s) to serve as a community liaison(s) tasked with responding to community questions and providing updates on events and operations to residents of the Impact Area and adjacent neighborhoods. Service as a community liaison need not be the staff member's full time role within the organization and the community liaison can serve other roles within the organization.	
Youth & Education						
29	Mentorships, Education, Career Pathways	DCFC will commit to working with Western International High School, Detroit Cristo Ray and Cass Tech to assist in establishing a pipeline for Detroit area students to access higher-wage sports adjacent careers.	Agree	Exhibit A-25	See response 27	
30	Youth program and advocacy	DCFC will commit to funding that will help expand the Detroit Parks & Recreation Youth Soccer Programs with a specific focus on expanding participation in the impact area and immediate surroundings	Agree	Exhibit A-27	Developer will invest or cause to be invested a minimum of \$100,000 to construct a new mini pitch within the Impact Area for use by residents of the City of Detroit. Such construction will be completed by December 31, 2028.	
31	Community Soccer Fields	DCFC will work with the City of Detroit to fund improvements and maintenance of existing soccer fields in the impact area like Nagel Park, Clark Park	Agree	Exhibit A-28	Developer will use commercially reasonable efforts to work with the City of Detroit to support programmatic offerings with Detroit Parks & Recreation Youth Soccer Programs, as well as other non-profits, to increase participation in existing soccer programs, including supporting youth soccer programming within the Impact Area.	

		Developer/City Response Categories		Agreement Status Key		
		Feasible		Agree		
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Parking, Mobility, & Transit						
32	Long Term Parking Solutions	Any off-site parking lots DCFC plans to use (e.g., Mexicantown CDC) should be secured with terms lasting no shorter than the duration of the development agreement and related public subsidies. At minimum, the key terms — and ideally the full text — of each off-site parking agreement should be attached to the development agreement approved by City Council. If an off-site parking lot becomes unavailable, DCFC must secure a comparable replacement in consultation with the NAC and City staff.	Agree	Exhibit A-29	Developer will comply with all parking requirements of City Zoning Ordinance for at least a minimum number of the required parking spaces. As part of Developer's annual updates, and thereafter as part of Developer's reporting requirements, Developer will provide a report to the community and the City of the parking agreement entered into by the Developer and third parties, including details on location of parking lots and quantities of parking spaces to ensure transparency to residents and local stakeholders.	
33	Event Congestion Mitigation	DCFC will work with the City of Detroit special events department to ensure that events are not overscheduled and that proper notice of events is provided to surrounding residents and community groups in a publicly accessible format or via the DCFC website. DCFC will advocate for the implementation of the Neighborhood Protection & Event Impact Policy being set forward by surrounding communities.	Agree	Exhibit A-30	For at least twelve (12) years after the stadium opens, Developer will publish the DCFC regular season match schedule at least four (4) months prior to stadium matchdays, and will work with both municipal and neighborhood stakeholders to communicate traffic and parking plans. Developer will share recommended transit and parking suggestions via DCFC's website and stadium channels as needed.	
34	Traffic Control Pre and Post Events	DCFC will commit to working with the City of Detroit to develop pre and post event traffic plans to ensure that residents are still able to access their surrounding neighborhoods safely.	Agree	Exhibit A-31	Within 5 months of the Effective Date, Developer will work with the City to develop a traffic management plan to be implemented in conjunction with the stadium opening. Developer will re-evaluate its traffic management plan within one (1) year of stadium opening.	
35	Bike Parking	DCFC will commit to a plan for adequate bike parking, including but not limited to bike racks, and biking infrastructure, and bike valet on the campus that will be able to handle standard bikes in addition to electric bikes.	Agree	Exhibit A-32	Developer will construct bicycle parking at the Stadium to handle bicycle parking demands. Developer will monitor traffic and transit to stadium events for up to three (3) years after opening of the Project to ensure Developer has adequate bicycle parking options.	
			Agree	Exhibit A-34	As part of construction of the Project, Developer will include covered bicycle storage for residents of the residential portion of the Project and for stadium staff.	
36	Incentivize car alternative travel	DCFC will create an incentive program for those who carpool, bike, or use transit to attend games and events at the stadium.	Agree	Exhibit A-33	Developer will create an incentive program for individuals that use public transit or non-motorized methods of transportation to attend DCFC matches at the stadium. Developer will implement the incentive program in conjunction with the opening of the stadium and will operate the program for at least three (3) years. At least annually, Developer will report the number of participants utilizing the incentive program, and Developer will adjust the incentive program on an annual basis if utilization does not increase use of public transit or non-motorized methods of transportation to attend DCFC matches at the stadium.	
37	Pedestrian Safety	The City of Detroit will partner with MDOT, Department of Public works, etc. to construct Safe Streets throughout the impact area but with specific emphasis on Michigan Ave and Vernor near the stadium project. This includes but isn't limited to pedestrian infrastructure support like; safe signed crosswalks, dedicated bike lanes, traffic calming measures, etc. DCFC will aid in attendee awareness around pedestrian pathways	Agree	Exhibit B-1	<p>Within six (6) months of the Effective Date, the City, through its Department of Public Works, will evaluate street beautification and safety improvements along:</p> <p>a) West Vernor between Newark/18th Street and West Grand Boulevard (which the City recently upgraded lighting and replaced sidewalks;</p> <p>b) Bagley St. between 16th and W. Grand Blvd. (which the City recently finished a streetscape between Fisher Service Drive and 24th Street)</p> <p>These streets will be included in the Street Improvement Plan which includes hosting public meetings and soliciting design feedback from residents of the Impact Area, adjacent neighborhoods, and other stakeholders. Potential improvements may include, but are not limited to, additional signage, landscaping, lighting, pavement markings, or signalization of the kind and nature as other roadway improvements made as part of the City's Safe Streets for All initiatives funded by the Safe Streets & Roads for All federal grant program. The City, through its Department of Public Works, will also assess the intersections along the corridor for vehicular and pedestrian and bicyclist safety improvements. These improvements will be implemented before the stadium opens.</p> <p>The City, through its Department of Public Works will re-evaluate safety improvement and traffic plan within 1 year of stadium opening, and work to address shortcomings that may be identified by such reevaluation.</p>	

		Developer/City Response Categories		Agreement Status Key		
		Feasible		Agree		
		Partially Feasible/ Requires Further Discussion		In-Progress		
		Not Feasible		Agree to remove		
		Existing Policy/Information for Reference		N/A - Informational		
Item	Neighborhood Advisory Council		Agreement Status	Community Benefits Provision	Detroit City Football Club	City of Detroit
	Impact Focus Submitted 10.03.2025	Community Benefits Request Submitted 10.06.2025	As of 10.23.2025	Exhibit Section	Agreement Language 10.22.2025 <i>*Updated with final Community Benefits Provision Language as of 10.23.2025</i>	
38	Multi Modal and Implementation Plan	The City of Detroit will partner with MDOT to complete a multimodal transportation plan that considers all forms of transportation and sets forward implementation to ease car traffic on Michigan Avenue. This plan should include implementation strategy as well to ensure that traffic congestion is mitigated through use of other forms of transit including but not limited to; scooters, mogo, bikes, bus rapid transit, light rail, and any other available form of travel. DCFC will advocate for this in order to support less traffic strain during games and events.	Agree	Exhibit B-3		The City will support the Michigan Department of Transportation's efforts to redevelop Michigan Avenue between I-96 and Cass Avenue pursuant to community engagement efforts conducted by MDOT between September 2023 and April 2025 as part of the Planning Environmental Linkages Study.
39	Wayfinding signage	DCFC will partner with the city of Detroit and neighborhood organizations in the impact zone to implement signage adjacent to DCFC parking lots, stadium, and surrounding area that promotes directional wayfinding towards nearby neighborhood business districts (e.g. Michigan, Vernor, Bagley, etc.).	Agree	Exhibit A-35	Developer will construct at least four (4) wayfinding signs at the stadium and adjacent Developer-owned parking lots on Standish & 20th streets to promote directional wayfinding towards nearby neighborhood business districts (e.g. Michigan, Vernor, Bagley, etc.).	
40	Parking Regulation and Land Use Study	The City of Detroit, through PDD and CPC, shall consult with the NAC and local community organizations to complete a study on strategies to address long-term parking and vacant land use concerns in the impact area. The study will evaluate options including: (i) enhanced Main Street Overlay standards, (ii) the potential establishment of a Corridor Improvement Authority, and (iii) other zoning or policy tools recommended by City staff. A final report with recommended policy actions shall be delivered to the NAC and City Council within six months of Council approval of DCFC tax abatements.	Agree	Exhibit B-4		The City, through its Planning and Development Department, will perform an update to the Greater Corktown Neighborhood Parking Study conducted in 2020, to address long-term parking impacts of the stadium and other heavy parking users in the area, and present draft recommendations to residents of the Impact Area and adjacent neighborhoods by December 31, 2025.
			Agree	Exhibit B-5		The Planning and Development Department along with relevant staff from the Mayor's Office or other City departments and agencies will convene Impact Area stakeholders to understand and evaluate policy tools for leveraging economic development for community benefit in the Impact Area. Policy tools to explore may include but are not limited to Business Improvement Zones, Transportation Innovation Zone, and Traditional Main Street Overlay. The City will convene at least 3 meetings and will consult with the NAC to identify participating stakeholders, such as neighborhood associations, and business associations serving the Impact Area. A final report with recommended policy actions shall be delivered to the NAC and City Council within 12 months of Council approval of the DCFC Community Benefits Agreement.

		Developer/City Response Categories		Agreement Status Key		
		Feasible		Agree		
		Partially Feasible/ Requires Further Discussion		In-Progress		
		Not Feasible		Agree to remove		
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Jobs, Wages, Labor Practices						
41	Transportation Support Employee	DCFC will partner with DDOT/Smart to identify transit solutions for stadium employees. This will be guided by an employee transportation survey for all DCFC employees.	Agree	Exhibit A-36	Within one year of stadium opening, Developer will conduct an employee transportation survey for stadium employees, and following such study will use commercially reasonable efforts to work to develop a plan with the Detroit Department of Transportation and SMART to identify transit solutions for stadium employees. For at least three (3) years. At least annually, Developer will report the number of participants utilizing any such plan, and Developer will adjust the plan on an annual basis if utilization does not increase use of public transit or non-motorized methods of transportation.	
42	Childcare Support - Employees	DCFC will make steps to provide or ease the burden of childcare for DCFC stadium staff which may include childcare vouchers or onsite childcare as an employee benefit.	Agree to remove	N/A		
43	Pathways for Higher Wage Jobs	DCFC will commit to establishing a process to review applications from Detroiters first for management roles and other higher wage job opportunities	Agree	Exhibit A-37 Exhibit A-39	During construction of the Project and for at least twelve (12) years after opening of the stadium, Developer will use commercially reasonable efforts to work with the City of Detroit's Detroit at Work program to hire qualified Detroit residents for available job opportunities related to the construction, development, management, and operation of the stadium and the Project.	
44	Union & Workers Rights	DCFC will support union neutrality (no card check mandate) for stadium employees	Agree	Exhibit A-38	For a minimum of twelve (12) years after opening of the stadium, Developer will support union neutrality (no card check mandate) for stadium employees, and will adopt other fair hiring practices such as "ban the box" policies which prohibit inquiring about prior convictions before interviewing a potential job candidate.	
45	Impact area priority for workers	DCFC will commit to reviewing job applications for permanent jobs from the impact area residents first.	Agree	Exhibit A-39	Commencing no later than January 1, 2027, and continuing for a period of not less than twelve (12) years after completion of stadium construction, and subject to Applicable Laws regarding nondiscrimination in employment, and existing labor agreements, Developer will provide a first-review priority for job applicants from the Impact Area and adjacent neighborhoods including zip codes 48216, 48208, 48210, 48209, followed by a second review priority for all Detroit resident applicants, in an effort to prioritize local hiring for temporary and permanent non-construction jobs created by the stadium development. Within six (6) months of the Effective Date, Developer shall adopt policies implementing this job review priority and shall provide a copy of such policy to CRIO.	
46	Fair hiring practices	DCFC will commit to fair hiring practices that include; Ban the Box policies, sharing job postings publicly with local organizations and neighborhood groups, and host at a minimum one annual job fair for both construction jobs and post construction stadium jobs.	Agree	Exhibit A-38	For a minimum of twelve (12) years after opening of the stadium, Developer will support union neutrality (no card check mandate) for stadium employees, and will adopt other fair hiring practices such as "ban the box" policies which prohibit inquiring about prior convictions before interviewing a potential job candidate.	
			Agree	Exhibit A-40	Developer will host at least one job fair for construction related jobs within six (6) months of the Effective Date, and will host at least one job fair for stadium related jobs and at least three (3) months prior to opening of the stadium.	
47	Hiring Commitments	DCFC will work with all contracted organization to hire at least 50% of permanent jobs to Detroit Residents	Agree	Exhibit A-39	Combined into response 45	
48	Wage Floor	DCFC will commit to a minimum of \$17/hr. for hourly stadium staff with regular review intervals	Agree	Exhibit A-41	For at least five (5) years after the stadium opens, Developer will pay hourly stadium staff which it employs (which will not include third-party vendors including the concessionaire) at least seventeen dollars (\$17) per hour.	

		Developer/City Response Categories		Agreement Status Key		
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Housing Affordability & Home Repair						
49	Unhoused support	DCFC will commit to partnering with local organization that support the unhoused population in the impact area like Covenant House and Mana Meals	Agree	Exhibit A-42	For a period of at least three (3) years after the opening of the stadium, Developer will use commercially reasonable efforts to support the City of Detroit Street Outreach Team and/or other local expert agencies to offer support to the unhoused population within the Impact Area and directly adjacent to the stadium. Such support may be in the form of organizing volunteer events with DCFC staff to support the Street Outreach Team and other organizations, providing space for other organizations to train staff regarding engagement with unhoused persons, and in-kind contributions of food or supplies for unhoused persons.	
50	Accessibility	DCFC will ensure development follows federal, state, and local laws to ensure accessible housing.	Agree	Exhibit A-45	During the construction of the residential development, Developer will work with an architect experienced in the area of disability accessibility to ensure that all housing units comply with applicable federal, state, and local laws regarding accessibility.	
51	Affordable Housing Targets	DCFC will commit to having housing units that average 50% AMI with 4 two bedroom units at 50% AMI for the life of the Brownfield TIF	Agree	Exhibit A-43	Prior to commencing construction of the residential development of the Project, Developer shall execute an affordable housing restriction in favor of the City of Detroit, or a regulatory agreement with the Michigan State Housing Development Authority, which commits to renting residential units at that are part of the residential development at an average affordability of sixty percent (60%) of area median income, with at least four (4) two-bedroom units being affordable to families earning up to fifty percent (50%) of area median income.	
52	Marketing Plan	DCFC will work with housing operations to develop a plan that ensures affordable housing units are advertised directly to residents in the impact area and surrounding communities	Agree	Exhibit A-44	Developer will ensure that affordable units at the community supported residential development are marketed to residents in the Impact Area and adjacent neighborhoods.	
53	Community Land Trust Funding	DCFC will allocate funding to the Community Land Trust Fund with the City of Detroit in order to assist surrounding areas have the necessary funding to create permanently affordable housing. These funds will be earmarked specifically for organizations in the impact area who are setting up a community land trust or are in the process of developing permanently affordable housing stock.	Agree	Exhibit A-21	Commencing in 2027 and continuing for twelve (12) years, Developer will contribute \$100,000 annually (which annual contribution shall be adjusted each year equal to the annual inflation rate in the consumer price index published by the Bureau of Labor and Statistics, but not to exceed five percent (5%) annually), for a total of \$1,200,000 (as may be increased by inflation as provided herein) to organizations that specialize in safe and habitable homes, cultural programming, and youth and education programs, with the first contribution to be determined by October 1, 2026. Grants will be made from the Developer's contributed funds to organizations serving the Impact Area as well as Census Tract 5234 for the purpose of furthering the mission or programs of such organizations, or for the creation of programs benefitting residents residing in the Impact Area and Census Tract 5234. Selections of which organizations receive the foregoing contributions will be made in consultation with NAC.	
54	Home Repair Funding	DCFC will contribute home repair funding to impact area resident households at or below 120% AMI to assist residents in maintaining safe and habitable homes through an upfront funding commitment and an additional \$1 per ticket sold fee that directly supports home repairs in the impact area.	Agree			
Communication & Transparency						
55	Extended Reporting	DCFC agrees to expand the community reporting period from 2 years to 5 years with reports shared with the NAC and Community Annually. In order to ensure that there is community awareness around the stadium through construction and initial operations to allow for mitigation of community related issues beyond construction.	Agree	Recitals - Section 3.	Continued Community Engagement. As required by Section 12-6-3(g)(3) of the Code, the City will facilitate, and Developer will actively participate, in at least one (1) meeting per calendar year with the NAC for at least five (5) years, provided that if the Project is not completed within five (5) years, at the discretion of the Director of the Planning and Development Department the City may facilitate, and Developer shall actively participate in, additional annual meetings until the Project is completed. The purpose of such meetings will be to discuss the status of the Project, to coordinate the implementation of the Developer Community Benefits, and to discuss any additional concerns raised by the NAC.	
56	Multi Channel Communication System	DCFC agrees to establish and maintain communication sources for residents and businesses, including: Email list serve (opt in updates for neighbors, community orgs, and businesses, Project website (a centralized hub for schedules, reports, opportunities, and updates, Phone number - include a phone number that's posted around the construction site and project website for residents to call with concerns, neighborhood information station - a physical information board or kiosk located in the impact area, on site plaques and signage - posted notices at construction sites and stadium entrances with updates on closures, hiring events, and opportunities.	Agree	Exhibit A-46	During the term of this agreement, Developer will establish and maintain avenues for communicating with residents of the Impact Area and adjacent neighborhoods, including (a) an e-mail list to provide opt-in updates to community members who elect to subscribe to such list, (b) a website for the Project, where Developer will post construction and event schedules, reports, job or procurement opportunities, and other project updates, (c) a phone number, which will be posted at the Project site during construction and which residents can call to report concerns, and (d) site signage, where Developer will post construction updates, hiring events, and other opportunities.	
57	Timely notice	DCFC will work with all project contractors to provide residents with advance notice of at least 48-72 hours for construction impacts, roadway closures, and significant stadium events.	Agree	Exhibit A-5	Developer will make commercially reasonable efforts to provide notices via site signage, neighborhoods email list, and project update website at least 48 to 72 hours prior to any road and sidewalk closures and share other pertinent project specific information to allow residents easy access to updates.	

Section E.

**NAC SUPPORT LETTER AND
DETROIT CITY FOOTBALL CLUB STADIUM
COMMUNITY BENEFITS AGREEMENT**

October 30, 2025

Alexa Bush
Director of Planning and Development - City of Detroit
2 Woodward Ave., Suite 808
Detroit, MI 48226

Re: Letter of Support for the Community Benefits Agreement – Detroit City Football Club Stadium

Dear Director Bush:

On behalf of the Detroit City Football Club (DCFC) Stadium Neighborhood Advisory Council, we write to express our support for the adoption of the Community Benefits Agreement (CBA) for the Detroit City Football Club (DCFC) Stadium development.

The DCFC Stadium Neighborhood Advisory Council (the “NAC”) was established as required by the Detroit Community Benefits Ordinance (the “CBO”). Through this public process, the NAC met with representatives of the Detroit City Football Club (the “Developer”), City of Detroit staff, and members of the public to better understand the proposed DCFC Stadium proposal, listen to community concerns, and ultimately provide a list of impacts and community benefit proposals to the development team.

Detroit City Football Club is proposing a new purpose-built soccer stadium at the site of the vacant Southwest General Hospital, as well as a 421-space parking deck and 76 units of affordable housing. The CBO process offered the NAC the opportunity to highlight pedestrian safety, congestion mitigation tactics and quality of life issues and to put some measures in place to examine those impacts one year post opening. While new parking and affordable housing in our community presents a tremendous opportunity, the NAC was careful to also uplift the challenges such growth and new activity is likely to create for our neighbors.

Beginning with the installation of the NAC on September 11th, 2025, the City of Detroit Planning and Development Department (PDD) facilitated seven hybrid (in-person at Mexicantown CDC Mercado with Zoom option for remote attendees) CBO meetings with the NAC and Developer. These meetings allowed members of the NAC to learn about the details of the stadium and associated projects, hear from residents about priorities and concerns for the Impact Area, and engage in extensive dialogue with the Development team about proposed impact mitigations and community benefits.

The NAC embraced our responsibility to represent our community in the Impact Area through the CBO process. We have spent months diligently reviewing the project’s potential impacts as well as engaging with residents, local organizations, and city partners to shape an agreement that reflects the priorities, concerns, and aspirations of our community. In addition to the formal CBO meetings, NAC members collectively spent over 300 hours working together in additional meetings, reviewing documents, and engaging our neighbors. We prioritized hearing from our neighbors both at the CBO meetings as well as conducting intentional community engagement outside of the City-hosted meetings. The NAC organized 3 additional listening sessions in the community and created a community survey with over 50 responses.

The critical community input we received guided the NAC to focus on the following topics for the Developer to address project impacts and potential benefits: **Safety & Inclusion, Construction & Monitoring, Environmental Quality, Sustainability, & Neighborhood Livability, Small Business Support, Culture, Community Appreciation, & Historic Value, Youth & Education, Parking, Mobility & Traffic, Jobs, Wages, & Labor Practices, Housing Affordability & Home Repair, and Communication & Transparency.** In considering all the project impacts and potential benefits, The DCFC Stadium NAC emphasized the desire for this project to produce outcomes that positively impact the quality of life for our neighborhood and invest in opportunity for Detroiters.

The DCFC Stadium NAC and the Developer agreed to specific and significant commitments for each of the identified areas of project impact. We are proud that our engagement in the CBO process has yielded important commitments from DCFC to the community including the following financial contributions: \$100,000 for 12 years to non-profits the NAC designates, a \$200,000 revolving loan fund for small businesses, a \$100,000 investment in "a mini-pitch", a \$50,000 investment artist installations/murals displayed in public areas of the development that recognizes and memorializes the history of Detroiters and 3,000 complimentary tickets annually for non-profits and impact zone residents. Additionally, DCFC will remove blight, contribute to the tax base, prioritize the hiring of Impact Area and Detroit Residents, and pay employees a minimum \$17/hr. wage.

These commitments along with many others secured in the attached Tier 1 Community Benefits Agreement are the result of persistent advocacy from neighborhood residents and a willingness from DCFC and the City to engage in this dialogue. We recognize that the CBO process operates within the limits of what can be negotiated. However, the framework established through this effort sets a foundation for future collaboration, transparency, and measurable community outcomes. It also affirms the principle that development in Detroit must include direct benefits to the people who have sustained these neighborhoods through decades of disinvestment.

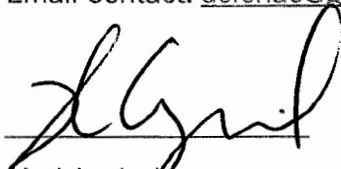
At the Detroit City Football Club CBO meeting on October 23, 2025, a majority of the members of the NAC voted to accept these commitments as described in the attached provision. We, the undersigned NAC members, are pleased to offer this letter of support and encourage the Detroit City Council to approve the Detroit City Football Club Stadium Tier 1 Community Benefits Provision. This agreement represents an important step forward in ensuring community voice and accountability are built into Detroit's ongoing growth.

It has been our honor to serve our neighbors and the City of Detroit through the CBO process. The NAC looks forward to the completion of this important project and the lasting impact of this investment for our community. Please reach out if you have any questions or the NAC can be of further assistance.

Sincerely,

The Detroit City Football Club Stadium Neighborhood Advisory Council

Email Contact: dcfcnac@gmail.com

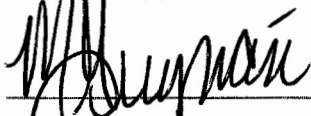


Mari Anzicek
NAC Member



Sam Butler
NAC Member

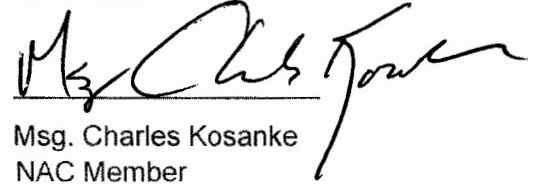
Sheila Cockrel
NAC Member



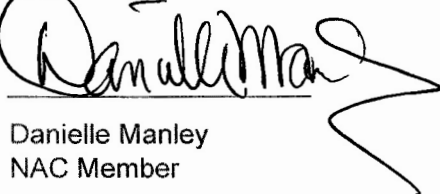
Martina Guzman
NAC Member

Olivia Hubert
NAC Member

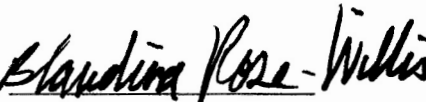
Olivia Hubert
NAC Member



Msg. Charles Kosanke
NAC Member



Danielle Manley
NAC Member



Blandina Rose-Willis
NAC Member

Brianna Williamson
NAC Member

COMMUNITY BENEFITS AGREEMENT

(Detroit City Football Club – Alumnifi Field)

THIS COMMUNITY BENEFITS AGREEMENT (this “Agreement”) is entered into as of the Effective Date (as defined herein), by and between the CITY OF DETROIT, a Michigan municipal corporation (“City”), acting through its Planning and Development Department, and DCFC Holdings, LLC, a Michigan limited liability company (the “Developer”).

RECITALS

- A. Developer, itself or through its subsidiaries, is undertaking the development of 2301, 2401, and 2201 Twentieth Street, Detroit, Michigan 48216 for the construction of: (1) an approximately 15,000 seat capacity football (soccer) stadium fronting Twentieth Street, together with community-focused retail along Twentieth Street, team offices, and other uses ancillary to operating a professional football (soccer) franchise and stadium, and (2) an approximately 421 space parking structure, and (3) an approximately 76 unit multifamily residential development surrounding the aforementioned parking structure (collectively the “Project”).
- B. Pursuant to City of Detroit Ordinance No. 2021-4 effective as of December 8, 2021 (the “Community Benefits Ordinance”), and codified in Chapter 12, Article VIII of the 2019 Detroit City Code (“Code”), certain development projects referred to therein as “Tier 1 Development Projects” are required to undergo certain community engagement procedures as set forth in the Community Benefits Ordinance to permit members of the Neighborhood Advisory Council (as defined in the Community Benefits Ordinance) to make Developer aware of concerns related to the Project and discuss methods of addressing concerns raised by the Neighborhood Advisory Council (the “CBO Process”).
- C. The Project is expected to incur an investment of at least seventy-five million dollars (\$75,000,000) and to involve the abatement of more than one million dollars (\$1,000,000) in city taxes and qualifies as a Tier 1 Project pursuant to the Community Benefits Ordinance and therefore required to comply with the CBO Process.
- D. From August 21, 2025 to October 23, 2025, the City facilitated and the Developer participated in a CBO Process for the Project with the members of the Neighborhood Advisory Council for the Project (the “NAC”), which members were selected from residents living within the area bounded by Martin Luther King Jr. Boulevard to the north, the Lodge Freeway, Sixth Street, Trumbull Avenue, and Eighth Street to the east, West Jefferson Avenue and the Detroit River to the south, and West Grand Boulevard to the west (the “Impact Area”).
- E. Developer, through the CBO process and discussions with the NAC, has committed to provide certain programs, projects and other benefits to address concerns raised by the

NAC as further described on Exhibit A attached hereto (the “Developer Community Benefits”).

- F. The City is willing to provide those certain programs and projects described on Exhibit B attached hereto to address additional concerns raised by the NAC related to City property, programs, and ordinances (the “City Community Benefits”).
- G. The City and Developer desire to memorialize their obligations to provide the City Community Benefits and the Developer Community Benefits, respectively.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the City and Developer agree as follows:

1. Agreement to Provide Developer Community Benefits. Developer hereby covenants and agrees to construct, operate, or otherwise provide (as appropriate) the Developer Community Benefits, in the manner and as described in Exhibit A. Developer and the City acknowledge and agree that the Developer Community Benefits were agreed upon by the Developer to address concerns raised by the NAC, as required by the Community Benefits Ordinance.
2. Agreement to Provide City Community Benefits. The City hereby covenants and agrees to construct, operate, or otherwise provide (as appropriate) the City Community Benefits, in the manner and as described in Exhibit B.
3. Continued Community Engagement. As required by Section 12-8-3(g)(3) of the Code, the City will facilitate, and Developer will actively participate, in at least one (1) meeting per calendar year with the NAC for at least five (5) years, provided that if the Project is not completed within five (5) years, at the discretion of the Director of the Planning and Development Department the City may facilitate, and Developer shall actively participate in, additional annual meetings until the Project is completed. The purpose of such meetings will be to discuss the status of the Project, to coordinate the implementation of the Developer Community Benefits, and to discuss any additional concerns raised by the NAC.
4. Compliance Reporting; Recordkeeping. Unless a specific Developer Community Benefit provides for more frequent reporting, Developer will submit bi-annual compliance report to the City within thirty (30) days of the end of June and December each calendar year which summarizes Developer’s progress on and compliance with the Developer Community Benefits. The City and Developer shall each maintain information pertinent to its activities under this Agreement for at least two (2) years following completion of the last of the buildings being constructed as part of the Project.
5. Indemnification Developer agrees to indemnify, defend, and hold the City harmless against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses for attorneys, expert witnesses and other consultants) that may be imposed upon, incurred by, or asserted against the City or its departments, officers, employees, or agents by reason of (a) any gross negligence or

misconduct of Developer or its agents or employees in the performance of this Agreement, (b) any failure by the Developer to perform its obligations under this Agreement which constitute an Event of Default of Developer hereunder, or (c) any injury to the person or property of the City or of an employee of the City where such injury arises out of the Developer's performance of its obligations under this Agreement.

6. Compliance with Laws. Each party hereunder acknowledges that it is individually responsible for maintaining compliance in all respects with all applicable federal, state, and local laws, rules, regulations, and orders having the binding effect of law (collectively "Applicable Laws"). No party hereunder will be responsible for ensuring any other party's compliance with Applicable Laws at any time, unless so required under Applicable Laws.

7. Nondiscrimination. Developer will, in performing the Developer Community Benefits and its other obligations pursuant to this Agreement, refrain from refusing, restricting, withholding, or denying any accommodations, services, privileges, advantages or facilities or otherwise discriminating, whether directly or indirectly, on the basis of race, color, ethnicity, national origin, religious beliefs or practices, age, disability, pregnancy, marital status, parental status, military status, employment or educational status, gender, sex, sexual orientation, gender identity or expression, or any other protected or designated classification, in accordance with Chapter 27 of the Detroit City Code and other Applicable Laws.

8. Reporting of Alleged Violations of Community Benefits. Developer acknowledges and understands that pursuant to Section 12-8-3(g)(4) of the Code, members of the community may report to the NAC allegations of the Developer's failure to comply with this Agreement. Community members can submit such reports to the City (a) by personal delivery with receipt obtained or by registered or certified first-class mail with return receipt requested at the following address:

City of Detroit, Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226
Attention: Director

Or (b) by e-mail to cboformalcomplaints@detroitmi.gov, or (c) through an online portal available at <https://app.smartsheet.com/b/form/5a8f0f2eb7334d2fa9eddb006fc432f6>

The City will forward all such reports from community members to the NAC, which may take further action in accordance with Section 12-8-3(g) of the Code.

9. Event of Default. The following shall constitute an "Event of Default" under this agreement:

a. The failure of Developer to perform any of the Developer Community Benefits as and when provided in Exhibit A attached hereto, or any other default by Developer in the performance of the terms of this Agreement, which default or failure is not cured within sixty (60) days after the City's delivery of written notice of such failure or default to Developer, provided,

however, that if the nature of Developer's failure or default is such that it cannot be reasonably cured within such sixty (60) day period, and Developer commences such cure within said sixty (60) day period and thereafter diligently pursues such cure to completion, then such failure or default shall not constitute an Event of Default hereunder unless Developer fails to cure the same within one hundred twenty (120) days of the City's original delivery of notice of such failure or default.

b. The failure of the City to perform any of the City Community Benefits as and when provided in Exhibit B attached hereto, or any other default by the City in the performance of the terms of this Agreement, which default or failure is not cured within sixty (60) days after the Developer's delivery of written notice of such failure or default to the City, provided, however, that if the nature of the City's failure or default is such that it cannot be reasonably cured within such sixty (60) day period, and the City commences such cure within said sixty (60) day period and thereafter diligently pursues such cure to completion, then such failure or default shall not constitute an Event of Default hereunder unless the City fails to cure the same within one hundred twenty (120) days of the Developer's original delivery of notice of such failure or default.

c. The failure to construct improvements on or renovate the improvements on the parcels listed on Schedule 1 which are contemplated as part of the Project as of the date of this Agreement shall not be a basis for default hereunder.

10. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to pursue and enforce specific performance of the covenant or obligation which the defaulting party failed to perform, it being agreed that the Developer Community Benefits and the City Community Benefits represent ways of addressing specific concerns raised by the residents of the Impact Area and that monetary damages may be inadequate to address such concerns. Developer further agrees to comply with the enforcement and mitigation process of Section 12-8-3(g) of the Code and to cooperate in any investigation or hearings by the Enforcement Committee (as defined in the Community Benefits Ordinance) or the Detroit City Council.

11. Effective Date; Term. This Agreement shall be effective upon the issuance of a Commercial Rehabilitation Exemption Certificate and (if applicable) a Neighborhood Enterprise Zone Certificate for one or more of the Properties ("Effective Date"). This Agreement will remain in effect until (a) completion of the Project, (b) Developer's satisfaction of all of the Developer Community Benefits, and (c) the City's satisfaction of all of the City Community Benefits.

12. Amendments. No amendment to this Agreement will have any force or effect against either Party unless it is in writing, expressly refers to this Agreement, is fully executed by the duly authorized representative of the City (if necessary, pursuant to the resolution of the Detroit City Council as approved by the Mayor of the City of Detroit) and Developer, and is approved by the City of Detroit Law Department.

13. Notices. All notices, requests, notifications, and other communications (collectively, "Notices") related to this Agreement shall be given in writing, signed by an authorized representative of the Party and sent by United States mail, registered or certified, return receipt requested, postage prepaid, or sent by express, overnight courier to the respective parties at the

addresses listed below, and shall be deemed delivered one (1) business day after the delivery or mailing date:

If to the City: City of Detroit
Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226
Attention: Director

With a copy to: City of Detroit, Law Department
2 Woodward Avenue, Suite 500
Detroit, MI 48226
Attention: Corporation Counsel

If to Developer: DCFC Holdings, LLC
3401 East Lafayette Street
Detroit, Michigan 48207
Attention: Sean Mann

With a copy to: Winthrop & Weinstine
Attention: Bill Burdett
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402

Either Party to this Agreement may change its address and/or point of contact for the receipt of Notices at any time by giving written Notice thereof to the other party in accordance with this Section.

14. Miscellaneous.

a. The City and the Developer are independent of each other and do not intend, as a result of this Agreement or otherwise, to become a joint venture, partners, employees, servants, agents, representatives, contractors, or any type of related business entities to one another with respect to the subject matter of this Agreement.

b. The City and Developer acknowledge and agree that this Agreement, and the performance of the obligations hereunder, is intended to satisfy the requirements of the Community Benefits Ordinance and the CBO Process.

c. This Agreement sets forth Developer's intended activities to address impacts on the community by the Project in accordance with the Ordinance. The Developer may not delegate or assign this Agreement, or any portion thereof, either voluntarily or involuntarily, or by operation of law.

d. In the event of enforced delay in the Developer's performance of its obligations under this Agreement due to unforeseeable causes beyond its control and without its fault or

negligence, including, but not restricted to, acts of God or of the public enemy, fires, floods, or severe weather, the time for performance of such obligations shall be extended for the period of the enforced delays, but in no event more than one hundred eighty (180) days; provided that the Developer must within thirty (30) days after the beginning of such enforced delay, have first notified the City in writing of the causes thereof and requested an extension for the period of the enforced delay. If there is any dispute as to what constitutes such *force majeure* event, the determination of the City will control.

e. This Agreement will be governed by the laws of the State of Michigan, excluding its choice of laws rules. Any legal suit, action or proceeding arising out of this Agreement will be instituted in the federal courts of the United States of America or the courts of the State of Michigan, in each case located in the City of Detroit and County of Wayne, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

f. If any part of this Agreement is held invalid or unenforceable, by any court of competent jurisdiction, that part will be deemed deleted from this Agreement and the severed part will be replaced by agreed upon language that achieves the same or similar objectives. The remaining provisions of the Agreement will continue in full force and effect.

g. This Agreement may be executed by the parties in counterparts which shall be considered as one fully executed agreement. Executed copies of this Agreement may be delivered between the parties via electronic means including electronic mail. The parties intend that this Agreement may be executed by either or both of the parties by means of the affixing of a digital signature or by other electronic means, in accordance with the Michigan Uniform Electronic Transactions Act (MCL 450.831 et seq.).

h. Notwithstanding anything in this Agreement or otherwise to the contrary, this Agreement shall be of no force or effect and may not in any way be enforced against the City, and the City is not authorized or obligated to perform any of its obligations pursuant to this Agreement unless and until this Agreement has been fully executed by the duly authorized representative of the City pursuant to the resolution of the Detroit City Council as approved by the Mayor of the City of Detroit, and approved by the City of Detroit Law Department. Any amendments or modifications must likewise be duly authorized by resolution of the City Council as approved by the Mayor, and be approved by the Law Department.

[Signature pages follow.]

[SIGNATURE PAGE TO COMMUNITY BENEFITS AGREEMENT]

IN WITNESS WHEREOF, the parties have executed this Community Benefits Agreement as of the Effective Date

DEVELOPER:


DCFC HOLDINGS, LLC,
a Michigan limited liability company

By: 
Name: Sean Mann
Its: Manager

[SIGNATURE PAGE TO COMMUNITY BENEFITS AGREEMENT]

CITY:

CITY OF DETROIT,
a Michigan municipal corporation

By:  _____

Name: Alexa Bush
Its: Director, Planning and Development
Department

THIS AGREEMENT WAS APPROVED BY
THE CITY COUNCIL ON:

APPROVED AS TO FORM BY LAW
DEPARTMENT PURSUANT TO § 7.5-206 OF
THE CHARTER OF THE CITY OF DETROIT

Date

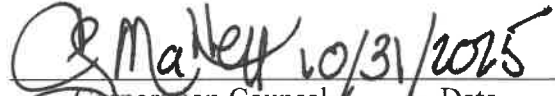
 10/31/2015
Corporation Counsel Date

EXHIBIT A

DEVELOPER COMMUNITY BENEFITS

Safety and Inclusion

1. Prior to the completion of construction of the Project, Developer will create a stadium fan plan for all Detroit City Football Club (“DCFC”) games and events to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.
2. For the duration of the term of this Agreement, Developer will not use facial-recognition software on Developer’s stadium property and parking lots owned by Developer, except in the event that Developer implements (a) a commercially reasonable facial-recognition technology to verify secure site access or for staff management, or (b) implementation of a commercially reasonable ticketing system implemented by third party vendors who may use facial-recognition software, but only if participants opt-in to such facial recognition technology.
3. During the first two (2) years of stadium operations, Developer will collaborate with existing organizations to host at least one annual “Know Your Rights” trainings for staff and stadium employees.

Construction and Monitoring

4. As part of construction of the Project, and prior to opening of the project for its inaugural season, Developer will cause any sidewalks damaged by construction of the project to be repaired or replaced in a manner that complies with then applicable building codes and accessibility requirements of the Americans with Disabilities Act of 1990, as amended (the “ADA”).
5. Developer will make commercially reasonable efforts to provide notices via site signage, neighborhoods email list, and project update website at least 48 to 72 hours prior to any road and sidewalk closures and share other pertinent project specific information to allow residents easy access to updates.
6. Developer will cause its demolition and construction contractors to follow all required signage and postings requirements of the City of Detroit.
7. Developer will cause its demolition and construction contractors to submit and comply with a dust mitigation plan as required by Detroit City Code, including watering down the Project site periodically during demolition. Developer will make the dust mitigation plan publicly accessible via the project update website.
8. Developer will use reasonable efforts to limit construction activities at the Project site to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. While construction progress may occasionally require work outside these hours, Developer will make best efforts to provide notice of such activities—occurring before 7:00 a.m., after 6:00 p.m., or on weekends—on the project website when feasible.
9. Developer will comply with Executive Order 2024-2 to the extent that the buildings being constructed as part of the Project are “publicly funded construction projects” as defined by Executive Order 2024-2, including the requirement that at least fifty-one percent (51%) of

the workforce for the Project be bona-fide Detroit residents (as defined by Executive Order 2024-2).

Environmental Quality, Sustainability, and Neighborhood Livability

10. Within six (6) months of the Effective Date, Developer will use commercially reasonable efforts to work with the City of Detroit and CPKC (the owner of the railroad) to establish an improvement plan for the 20th Street Viaduct, with the goal of appropriate enhancements being implemented in conjunction with the stadium opening. The improvement plan will be distributed to the NAC for review and comment prior to implementation.
11. Developer will create a waste management, recycling, and composting plan with its food vendors that prioritizes the use of Detroit-based recycling and composting organizations.
12. Developer, in coordination with its Architect and pursuant to suggestions provided by the Detroit Bird Alliance, will use commercially reasonable efforts to incorporate bird-friendly features into its design of the Project.
13. As part of its construction of the Project, Developer will adopt and implement on-site stormwater management practices in accordance with the City of Detroit's Post-Construction Stormwater Ordinance including collecting surface and field runoff while promoting water infiltration and irrigation.
14. Developer will work with its design and engineering teams to create comprehensive "green" practices on the Project site and any related parking lots owned by Developer that meets or exceeds landscaping and screening requirements of Chapter 50 of the 2019 Detroit City Code (the "City Zoning Ordinance").
15. Prior to commencement of the inaugural season at the Project, Developer will commission an acoustics study to mitigate any noise impacts to residential areas. Developer will comply with all local sound ordinances and actively monitor levels during events.

Small Business Support

16. For at least five (5) years after the stadium opens, Developer, through its selected concessionaire and retail space management vendors, will partner with existing Detroit-Based small business support organizations to prepare vendors for potential stadium opportunities.
17. For at least five (5) years after the stadium opens, Developer will lease at least one retail suite at the stadium to a local community non-profit to serve as a small business incubator for Detroit businesses.
18. Developer will commit a one-time amount of Two Hundred Thousand Dollars (\$200,000) to a low-interest revolving loan fund administered in partnership with a local community development non-profit to support small businesses in the impact area for a period of at least five (5) years after the stadium opens, or such time when the committed amount has been deployed or exhausted. Such low-interest revolving loan fund will focus on Detroit small businesses in and around the Impact Zone growing out of the small business incubator identified in the preceding paragraph.

19. For at least five (5) years after the stadium opens Developer, its concessionaire and any retail partners will incorporate Detroit-based vendors in at least half of their respective outside vendor opportunities.
20. For at least twelve (12) years after the stadium opens Developer will work with the Detroit Economic Growth Corporation and Detroit At Work to publish employment opportunities to Detroiters.

Culture, Community Appreciation, and Historic Value

21. Commencing in 2027 and continuing for twelve (12) years, Developer will contribute \$100,000 annually (which annual contribution shall be adjusted each year equal to the annual inflation rate in the consumer price index published by the Bureau of Labor and Statistics, but not to exceed five percent (5%) annually), for a total of \$1,200,000 (as may be increased by inflation as provided herein) to organizations that specialize in safe and habitable homes, cultural programming, and youth and education programs, with the first contribution to be determined by October 1, 2026. Grants will be made from the Developer's contributed funds to organizations serving the Impact Area as well as Census Tract 5234 for the purpose of furthering the mission or programs of such organizations, or for the creation of programs benefitting residents residing in the Impact Area and Census Tract 5234. Selections of which organizations receive the foregoing contributions will be determined by the NAC in consultation with the Developer.
22. As part of construction of the Project, Developer will invest or cause to be invested a minimum of \$50,000 for artist installations/murals displayed in public areas of the Project that recognize and memorialize the history of Detroiters in the Impact Area and adjacent communities, and honors the legacy of Southwest Hospital.
23. Developer will continue its support for local community and neighborhood organizations through regular events in partnership with members of the impact zone and adjacent communities.
24. For twelve (12) years after the stadium opens, Developer will provide three thousand tickets to events at the Project per year for free to residents of the Impact Area, residents of adjacent neighborhoods to the Impact Area, and organizations based in the Impact Area and adjacent neighborhoods. This allocation, valued at approximately \$60,000 per year, totaling roughly \$720,000 in community ticket value over the abatement term.
25. Developer will commit to a structured mentorship program for Detroit youth—developed in partnership with Detroit Public Schools Community District and made available to a reasonable number of high-school-aged students living in Detroit—to support pathways to success in sports and sports-adjacent careers, including access to scholarships and higher-wage career opportunities. Developer will commence operation of this program by the time the stadium opens.
26. For at least twelve (12) years after the stadium opens, Developer will have designated staff member(s) to serve as a community liaison(s) tasked with responding to community questions and providing updates on events and operations to residents of the Impact Area and adjacent neighborhoods. Service as a community liaison need not be the staff member's full time role within the organization and the community liaison can serve other roles within the organization.

Youth and Education

27. Developer will invest or cause to be invested a minimum of \$100,000 to construct a new mini pitch within the Impact Area for use by residents of the City of Detroit. Such construction will be completed by December 31, 2028.
28. Developer will use commercially reasonable efforts, such as hosting soccer clinics, camps, and other programs, to work with the City of Detroit to support programmatic offerings with Detroit Parks & Recreation Youth Soccer Programs, as well as other non-profits, to increase participation in existing soccer programs, including supporting youth soccer programming within the Impact Area.

Parking, Mobility and Transit

29. Developer will comply with all parking requirements of City Zoning Ordinance for at least a minimum number of the required parking spaces. As part of Developer's annual updates, and thereafter as part of Developer's reporting requirements, Developer will provide a report to the community and the City of the parking agreement entered into by the Developer and third parties, including details on location of parking lots and quantities of parking spaces to ensure transparency to residents and local stakeholders.
30. For at least twelve (12) years after the stadium opens, Developer will publish the DCFC regular season match schedule at least four (4) months prior to stadium matchdays, and will work with both municipal and neighborhood stakeholders to communicate traffic and parking plans. Developer will share recommended transit and parking suggestions via DCFC's website and stadium channels as needed.
31. Within 5 months of the Effective Date, Developer will work with the City to develop a traffic management plan to be implemented in conjunction with the stadium opening. Developer will re-evaluate its traffic management plan within one (1) year of stadium opening.
32. Developer will construct bicycle parking at the Stadium to handle bicycle parking demands. Developer will monitor traffic and transit to stadium events for up to three (3) years after opening of the Project to ensure Developer has adequate bicycle parking options.
33. Developer will create an incentive program for individuals that use public transit or non-motorized methods of transportation to attend DCFC matches at the stadium. Developer will implement the incentive program in conjunction with the opening of the stadium and will operate the program for at least three (3) years. At least annually, Developer will report the number of participants utilizing the incentive program, and Developer will adjust the incentive program on an annual basis if utilization does not increase use of public transit or non-motorized methods of transportation to attend DCFC matches at the stadium.
34. As part of construction of the Project, Developer will include covered bicycle storage for residents of the residential portion of the Project and for stadium staff.
35. Developer will construct at least four (4) wayfinding signs at the stadium and adjacent Developer-owned parking lots on Standish & 20th streets to promote directional wayfinding towards nearby neighborhood business districts (e.g. Michigan, Vernor, Bagley, etc).

Jobs, Wages and Labor Practices

36. Within one year of stadium opening, Developer will conduct an employee transportation survey for stadium employees, and following such study will use commercially reasonable efforts to work to develop a plan with the Detroit Department of Transportation and SMART to identify transit solutions for stadium employees for at least three (3) years. At least annually, Developer will report the number of participants utilizing any such plan, and Developer will adjust the plan on an annual basis if utilization does not increase use of public transit or non-motorized methods of transportation.
37. During construction of the Project and for at least twelve (12) years after opening of the stadium, Developer will use commercially reasonable efforts to work with the City of Detroit's Detroit at Work program to hire qualified Detroit residents for available job opportunities related to the construction, development, management, and operation of the stadium and the Project.
38. For a minimum of twelve (12) years after opening of the stadium, Developer will support union neutrality (no card check mandate) for stadium employees, and will adopt other fair hiring practices such as "ban the box" policies which prohibit inquiring about prior convictions before interviewing a potential job candidate.
39. Commencing no later than January 1, 2027, and continuing for a period of not less than twelve (12) years after completion of stadium construction, and subject to Applicable Laws regarding nondiscrimination in employment, and existing labor agreements, Developer will provide a first-review priority for job applicants from the Impact Area and adjacent neighborhoods including zip codes 48216, 48208, 48210, 48209, followed by a second review priority for all Detroit resident applicants, in an effort to prioritize local hiring for temporary and permanent non-construction jobs created by the stadium development. Within six (6) months of the Effective Date, Developer shall adopt policies implementing this job review priority and shall provide a copy of such policy to CRIO.
40. Developer will host at least one job fair for construction related jobs within six (6) months of the Effective Date, and will host at least one job fair for stadium related jobs and at least three (3) months prior to opening of the stadium.
41. For at least five (5) years after the stadium opens, Developer will pay hourly stadium staff which it employs (which will include the concessionaire, but will not include independent, local food vendors doing business in or around the stadium) at least seventeen dollars (\$17) per hour, with regular review intervals.

Housing

42. For a period of at least three (3) years after the opening of the stadium, Developer will use commercially reasonable efforts to support the City of Detroit Street Outreach Team and/or other local expert agencies to offer support to the unhoused population within the Impact Area and directly adjacent to the stadium. Such support may be in the form of organizing volunteer events with DCFC staff to support the Street Outreach Team and other organizations, providing space for other organizations to train staff regarding engagement with unhoused persons, and in-kind contributions of food or supplies for unhoused persons.
43. Prior to commencing construction of the residential development of the Project, Developer shall execute an affordable housing restriction in favor of the City of Detroit, or a regulatory

agreement with the Michigan State Housing Development Authority, which commits to renting residential units that are part of the residential development at an average affordability of sixty percent (60%) of area median income, with at least four (4) two-bedroom units being affordable to families earning up to fifty percent (50%) of area median income.

44. Developer will ensure that affordable units at the community supported residential development are marketed to residents in the Impact Area and adjacent neighborhoods.
45. During the construction of the residential development, Developer will work with an architect experienced in the area of disability accessibility to ensure that all housing units comply with applicable federal, state, and local laws regarding accessibility.

Communication and Transparency

46. During the term of this agreement, Developer will establish and maintain avenues for communicating with residents of the Impact Area and adjacent neighborhoods, including (a) an e-mail list to provide opt-in updates to community members who elect to subscribe to such list, (b) a website for the Project, where Developer will post construction and event schedules, reports, job or procurement opportunities, and other project updates, (c) a phone number, which will be posted at the Project site during construction and which residents can call to report concerns, and (d) site signage, where Developer will post construction updates, hiring events, and other opportunities.

EXHIBIT B

CITY COMMUNITY BENEFITS

1. Within six (6) months of the Effective Date, the City, through its Department of Public Works, will evaluate street beautification and safety improvements along (a) West Vernor between Newark/18th Street and West Grand Boulevard (along which the City recently upgraded lighting and replaced sidewalks) and (b) Bagley Street between 16th Street and West Grand Boulevard (where the City recently finished a streetscape between Fisher Service Drive and 24th Street). These streets will be included in the Street Improvement Plan which includes hosting public meetings and soliciting design feedback from residents of the Impact Area, adjacent neighborhoods, and other stakeholders. Potential improvements may include, but are not limited to, additional signage, landscaping, lighting, pavement markings, or signalization in line with complete streets principles as outlined in the City's Streets for People Transportation Plan and Street Design Guidelines. The City, through its Department of Public Works, will also assess the intersections along the corridor for vehicular and pedestrian and bicyclist safety improvements. Final plans for any such improvements will be shared with the NAC after any public meetings and necessary studies are completed. These improvements will be implemented before the stadium opens. The City, through its Department of Public Works, will re-evaluate safety improvement and traffic plan within one (1) year of stadium opening, and work to address shortcomings that may be identified by such reevaluation.
2. The City, through its Department of Public Works will resurface 20th Street between Michigan Avenue and Newark Street at conclusion of construction of the Project.
3. The City will support the Michigan Department of Transportation's efforts to redevelop Michigan Avenue between I-96 and Cass Avenue pursuant to community engagement efforts conducted by MDOT between September 2023 and April 2025 as part of the Planning Environmental Linkages Study.
4. The City, through its Planning and Development Department, will perform an update to the Greater Corktown Neighborhood Parking Study conducted in 2020, to address long-term parking impacts of the stadium and other heavy parking users in the area, and present draft recommendations to residents of the Impact Area and adjacent neighborhoods by December 31, 2025.
5. The City, through its Planning and Development Department along with relevant staff from the Mayor's Office or other City departments and agencies, will convene meetings with Impact Area stakeholders to understand and evaluate policy tools for leveraging economic development for community benefit in the Impact Area. Policy tools to explore may include, but are not limited to, Business Improvement Zones, Transportation Innovation Zone, and Traditional Main Street Overlay. The City will convene at least three (3) meetings and will consult with the NAC to identify participating stakeholders, such as neighborhood associations, and business associations serving the Impact Area. A final report with recommended policy actions shall be delivered to the NAC and City Council within twelve (12) months of Council approval of the DCFC Community Benefits Agreement.

Appendix 1.

COMMUNITY BENEFITS ORDINANCE NO. 2021-4

NOTICE OF ENACTMENT

TO: THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN

On November 23, 2021, the City Council passed the following ordinance:

**ORDINANCE NO. 2021-4
CHAPTER 12
ARTICLE VIII**

AN ORDINANCE to amend Chapter 12 of the 2019 Detroit City Code, *Community Development*, by amending Article VIII, *Community Benefits*, by amending Section 12-8-2, *Definitions*, to add a representative from the Legislative Policy Division and the Neighborhood Advisory Council to the definition of the Enforcement Committee; and Section 12-8-3, *Tier 1 Projects*, to add additional provisions to the Community Engagement Process for Public Meeting, to add additional provisions to the requirements related to the Neighborhood Advisory Council, to add additional provisions to the Community Benefits Report, to provide additional provisions to the Enforcement Committee, and to make other technical amendments.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 12 of the 2019 Detroit City Code, *Community Development*, Article VIII, *Community Benefits*, be amended by amending Section 12-8-2 and Section 12-8-3, to read as follows:

**CHAPTER 12. COMMUNITY DEVELOPMENT
ARTICLE VIII. COMMUNITY BENEFITS**

Sec. 12-8-2. Definitions.

Community Benefits Provision means the agreement made by and between the Planning Director and the developer which specifically addresses the issues raised by the Neighborhood Advisory Council.

Enforcement Committee means a committee led by the Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, the Legislative Policy Division, relevant City departments as determined by the Planning Director, and a member of the respective Neighborhood Advisory Council as a non-voting member.

Impact area means an area determined by the Planning Director that includes all census tracts or census block groups in which the Tier 1 Project is located, and any other areas as determined by the Planning Director.

Planning Director means the Director of the City of Detroit Planning and Development Department, or a member of the Planning Director's staff working on behalf of the Planning Director.

Tier 1 Development Project means a development project in the City that is expected to incur the investment of \$75,000,000.00 or more during the construction of facilities, or to begin or expand operations or renovate structures, where the developer of the project is negotiating public support for investment in one or both of the following forms:

(1) Any transfer to the developer of City-owned land parcels that have a cumulative market value of \$1,000,000.00 or more, as determined by the City Assessor or independent appraisal, without open bidding and priced below market rates where allowed by law; or

(2) Provision or approval by the City of tax abatements or other tax breaks that abate more than \$1,000,000.00 of City taxes over the term of the abatement that inure directly to the developer, but not including Neighborhood Enterprise Zone tax abatements.

Tier 2 Development Project means a development project in the City that does not qualify as a Tier 1 Project and is exposed to incur the investment of \$3,000,000.00 or more, during the construction of facilities, or to begin or expand operations or renovate structures, where the developer is negotiating public support for investment in one or both of the following forms:

(1) Land transfers that have a cumulative market value of \$300,000.00 or more, as determined by the City Assessor or independent appraisal, without open bidding and priced below market rates; or

(2) Tax abatements that abate more than \$300,000.00 of City taxes over the term of the abatement that inure directly to the developer, but not including Neighborhood Enterprise Zone tax abatements.

Sec. 12-8-3. Tier 1 Projects.

(a) *Community Engagement Process for Public Meeting.*

(1) Prior to submitting to City Council a request for approval of Land transfers or Tax abatements related to a Tier 1 Project, the Planning Director shall hold no fewer than five public meetings, subsequent to the seating of the Neighborhood Advisory Council, in the impact area as defined in Section 12-8-2 of this Code, unless a majority of the Neighborhood Advisory Council vote to waive one or more of the required meetings.

(2) The City Clerk shall forward notice of the first public meeting via First Class Mail no less than ten days before such meeting to all City of Detroit residents within 300 radial feet of the Tier 1 Project Impact Area. The notice shall include:

a. The time, date and location of the public meeting;

b. General information about the Tier 1 Project;

c. A description of the impact area and the location of the Tier 1 Project; and

d. Information related to potential impacts of the Tier 1 Project and possible mitigation strategies.

(3) In addition to the notice requirement contained in Subsection (a) (2) of this section, the Planning Director shall work with the District Council Member or Members representing the district or districts where the Tier 1 Project is located and at least one At-large Council Member to ensure that local residents, businesses, and organizations, especially those located in the impact area and those expected to be directly impacted by the Tier 1 project are informed of the public meeting.

(4) At the first public meeting, which shall allow for questions from the community, the Planning Director will present the Community Benefits Ordinance process in detail, which shall include but not be limited to, information on the following:

a. General information about the Tier 1 Project and the manner in which the Tier 1 Project is anticipated to impact the local community;

b. Preliminarily identified measures by which the developer and the Planning Director plan to address or mitigate anticipated negative impacts of the Tier 1 Project;

c. Manner in which the Neighborhood Advisory Council fits within the broader Community Benefits Ordinance process;

b. Responsibilities of the Neighborhood Advisory Council;

c. Proposed timeline for the Neighborhood Advisory Council meetings;

d. Outcomes and best practices utilized by previous Neighborhood Advisory Councils;

(5) City Council shall appoint a liaison from the Legislative Policy Division to monitor the community engagement process and provide updates to the City Council.

(6) The Planning Director shall provide notice to the liaison of all upcoming meetings and activities associated with the community engagement process related to the Tier 1 Project.

(b) Neighborhood Advisory Council.

(1) The Planning Director will accept nominations to the Neighborhood Advisory Council from any person that resides in the impact area.

(2) All residents over the age of 18 that reside in the impact area are eligible for nomination, provided that, 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 prior to the selection of the Neighborhood Advisory Council members, provided that 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.

(3) The Neighborhood Advisory Council shall consist of nine members who are selected as follows:

a. Two Members selected by residents of the impact area chosen from the resident nominated candidates;

b. Four Members selected by the Planning Director from the resident nominated candidates, with preference given to individuals the Planning Director expects to be directly impacted by the Tier 1 Project;

c. One Member selected by the Council Member in whose district contains the largest portion of the impact area from the resident nominated candidates; and

d. One Member selected by each of the At-Large Council Members from the resident nominated candidates.

(4) If the Planning Director receives less than nine nominations, the Planning Director may seek out additional nominations from individuals that live outside the impact area but within the City Council district or districts where the Tier 1 Project is located.

(5) All actions of the Neighborhood Advisory Council may be taken with the consent of a majority of Neighborhood Advisory Council members serving.

(6) Unless advance written notice, including electronic transmission, is provided to the Neighborhood Advisory Council, attendance is mandatory for members at all meetings.

(7) Should any Neighborhood Advisory Council Member miss more than one meeting, a permanent replacement may be appointed by, and at the discretion of, the Neighborhood Advisory Council.

(c) Distribution of essential information.

(1) The Planning Department and the Detroit Economic Growth Corporation shall provide all essential documents to the Neighborhood Advisory Council Members, all City Council Members in whose district the development takes place, and the At-Large City Council Members as follows:

a. Documents shall be provided within 72 hours of the selection of the Neighborhood Advisory Council;

b. Documents shall include:

i. A copy of the current Community Benefits Ordinance;

ii. All development agreements between the City and the respective developer;

iii. Projected revenue from the development;

iv. The developer's RFP response;

v. All renderings related to the project;

vi. The But/For economic analysis conducted by the Detroit Economic Growth Corporation;

vii. All environmental studies completed on the respective property; and

viii. Documents related to Brownfield funding.

(d) Engagement with developer.

(1) In addition to the meeting requirement in Subsection (a)(1) of this section, the Planning Director shall facilitate at least one meeting between the Neighborhood Advisory Council and the developer to allow the Neighborhood Advisory Council to learn more details about the project and to provide an opportunity for the Neighborhood Advisory Council to make developer aware of concerns raised by the Neighborhood Advisory Council.

(2) City Council by a two-thirds vote of members present or the Planning Director may facilitate meetings which the developer, or the developer's designee, shall participate in as directed.

(3) As part of community engagement the developer, or their designee, shall be required to meet as directed.

(e) Community Benefits Report.

(1) The Planning Director shall provide a Community Benefits Report to City Council regarding the Tier 1 Project prior to the request for any approvals related to the Tier 1 Project.

(2) The Community Benefits Report shall contain:

a. A detailed account of how notice was provided to organize the public meeting;

b. A list of the Neighborhood Advisory Council members, and how they were selected;

c. An itemized list of the concerns raised by the Neighborhood Advisory Council;

d. A method for addressing each of the concerns raised by the Neighborhood Advisory Council, or why a particular concern will not be addressed; and

e. A detailed list of community outreach strategies, inclusive of a language access plan, that have been used to solicit and record feedback.

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the Neighborhood Advisory Council prior to submission to City Council, said Neighborhood Advisory Council shall have at least one week to review the Community Benefits Agreement prior to receiving a request from the City to either vote to approve or sign letter in support of the proposed benefits, provided that, if a majority of the Neighborhood Advisory Council votes against the proposal, then additional time shall be provided for discussion and negotiation.

(4) To ensure an expeditious community engagement process, the Planning Director, where possible, shall submit the initial Community Benefits Report within six weeks from the date the notice is sent of the public meeting.

(5) The Planning Director shall work with City Council to assure that, to the maximum extent possible, all of the approvals required of City Council may be considered simultaneously and subject to one approval vote.

(6) The Planning Director shall work with other City departments to facilitate that Tier 1 Projects receive expedited City-required approvals.

(f) **Development Agreement.**

(1) All development agreements made between the developer and the City related to the land transfers or tax abatements associated with a Tier 1 Project shall include the Community Benefits Provision, which shall include:

a. Enforcement mechanisms for failure to adhere to Community Benefits Provision, that may include but are not limited to, clawback of City-provided benefits, revocation of land transfers or land sales, debarment provisions and proportionate penalties and fees; and

b. The procedure for community members to report violations of the Community Benefits Provision to the Neighborhood Advisory Council;

c. The length of time that Annual Compliance Reports as outlined in Subsection (g)(2) of this section, are required to be submitted; and

d. Continued community engagement or community meeting requirements.

(2) The developer shall not be required to enter into a legally binding agreement with any individual or organization other than the City for the express purpose of fulfilling the requirements of this ordinance or other City-mandated community engagement processes.

(3) The developer may voluntarily enter into any contract or agreement related to the Tier 1 Project that does not pose a conflict of interest with the City.

(g) **Enforcement.**

(1) An Enforcement Committee shall be established to monitor Tier 1 Projects.

a. The Enforcement Committee shall be comprised of, at minimum, the following four individuals:

i. Corporation Council for the City of Detroit; or their designee;

ii. A representative from the Planning and Development Department;

iii. A representative from the Law Department;

iv. A representative from the Human Rights Department;

v. A representative from the Legislative Policy Division; and

vi. A member from the respective Neighborhood Advisory Council as a non-voting member.

b. In addition to the members of the Enforcement Committee as identified in Subsection (1)a of this section, the Planning Director may require that other departments participate in the Enforcement Committee as needed.

(2) The Enforcement Committee shall provide a biannual compliance report to the City Council and the Neighborhood Advisory Council for the time period identified in the Community Benefits Provision.

(3) The Planning Director shall facilitate at least one meeting per calendar year between the Neighborhood Advisory Council and the developer to discuss the status of the Tier 1 Project for the time period identified in the Community Benefits Provision.

(4) The Neighborhood Advisory Council shall review any allegations of violations of the Community Benefits Provision provided to it by the community, and may report violations to the Enforcement Committee in writing.

(5) Upon receipt of written notification of allegations of violation from the Neighborhood Advisory Council, the Enforcement Committee shall investigate such allegations and shall present their written findings to the Neighborhood Advisory Council based upon the following:

a. Whether the developer is in compliance with the Community Benefits Provision; and

b. How the Community Benefits Provision will be enforced or how violations will be mitigated.

(6) The findings of the Enforcement Committee shall be presented to the Neighborhood Advisory Council no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the Neighborhood Advisory Council within the original 21-day time frame.

(6) The findings of the Enforcement Committee shall be presented to the Neighborhood Advisory Council no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the Neighborhood Advisory Council within the original 21-day time frame.

(7) If the Neighborhood Advisory Council disagrees with the findings of the Enforcement Committee or determines that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in its findings, the Neighborhood Advisory Council may send notice to the Enforcement Committee, and the Enforcement Committee shall have 14 days from receipt of notice to respond to the concerns outlined.

(8) If the Neighborhood Advisory Council is not satisfied with the Enforcement Committee's response, the Neighborhood Advisory Council may petition the City Clerk and request that City Council schedule a hearing with opportunity for both the Enforcement Committee and the Neighborhood Advisory Council to present information related to the alleged violations of the Community Benefits Provision and any enforcement or mitigation efforts that have occurred.

(9) If City Council elects to hold a hearing, or based upon the written information submitted, City Council shall determine whether the Enforcement Committee has made reasonable efforts to ensure that the developer has complied with the Community Benefits Provision.

a. If City Council determines that the Enforcement Committee has made reasonable efforts, City Council shall notify the Neighborhood Advisory Council and the Enforcement steps that need to be taken to comply with the Community Benefits Provision.

i. The Enforcement Committee shall provide City Council and the Neighborhood Advisory Council monthly updates on compliance actions until City Council adopts a resolution declaring that the developer is in compliance with the Community Benefits Provision or has taken adequate steps to mitigate violations.

ii. City Council may hold additional hearings related to enforcement of the Community Benefits Provision as needed.

Sec. 12-8-4. Tier 2 Projects.

(a) Developers shall:

(1) Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.

(2) Partner with the Planning Director to address and mitigate negative impact that the Tier 2 Project may have on the community and local residents.

(b) The Developer's commitment as identified in Subsection (a) of this section shall be included in the development agreements related to any land transfers or tax abatements associated with the Tier 2 Project for which the Developer seeks approval.

Section 12-8-5. Exemptions.

The requirements of this ordinance may be waived by resolution of the City Council upon submission by either the Planning Director or the Developer identifying reasons that the requirements of this ordinance are impractical or infeasible and identifying how the Developer will otherwise provide community benefits.

Section 2. This ordinance is declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 3. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 4. In the event this ordinance is passed by two-thirds majority of City Council Members serving, it shall be given immediate effect and become effective upon publication in accordance with Section 4-118 of the 2012 Detroit City Charter. Where this ordinance is passed by less than two-thirds majority of City Council Members serving, it shall become effective on the 30th day after enactment, or on the first business day thereafter, in accordance with Section 4-118 of the 2012 Detroit City Charter.

(J.C.C. Page): October 19, 2021
 Passed: November 23, 2021
 Approved: November 29, 2021
 December 8, 2021
 Effective: December 8, 2021

JANICE M. WINFREY
 City Clerk

Appendix 2.

LEGAL MEETING NOTICE

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR DETROIT CITY FOOTBALL CLUB STADIUM



**FOR PUBLIC MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT
WWW.DETROITMI.GOV/DCFC**

HOW TO PARTICIPATE IN THE COMMUNITY BENEFITS (CBO) MEETINGS

PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT

THE MEXICANTOWN MERCADO WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON

Mexicantown CDC Mercado

2826 Bagley St. Detroit, MI 48216

Transit access via DDOT Bus Route 1 (Vernor) and MoGo Bike Share. Parking is available in adjacent surface lot and on-street

VIEW REMOTELY VIA ZOOM

Register to receive meeting link

Dial by phone: +1 312 626 6799

Meeting ID: 868 9895 3455

Passcode: 106866



Register at:

<https://bit.ly/dcfc-cbo>

1ST MEETING

THURSDAY AUGUST 21, 2025 AT 6:00 PM

CBO PROCESS AND PROJECT INFORMATION

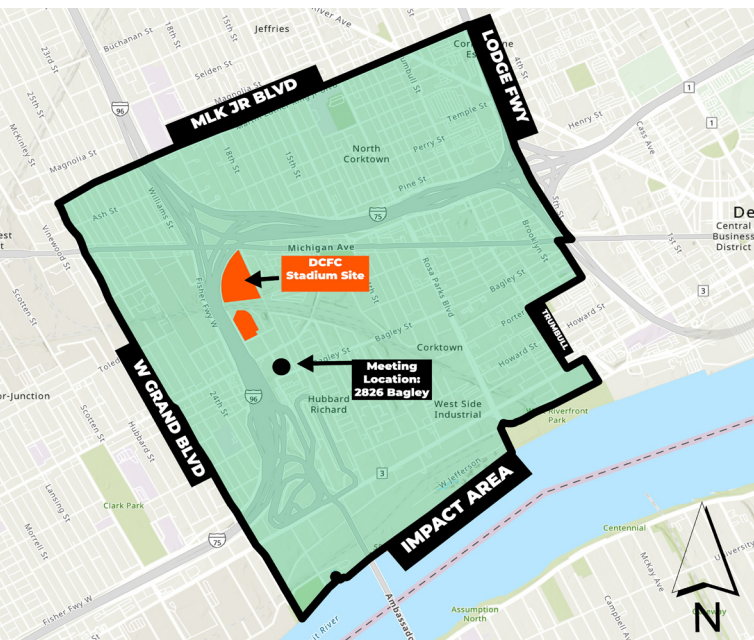
2ND MEETING

THURSDAY AUGUST 28, 2025 AT 6:00 PM

ELECTION OF TWO (2)

NEIGHBORHOOD ADVISORY COUNCIL MEMBERS

ONLY IMPACT AREA RESIDENTS ATTENDING THE MEETING IN PERSON MAY VOTE



WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map to left) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council. Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 - 3 months. **Attend the first CBO meeting on August 21 to learn more about this project and how you can participate in this public process. During the second CBO Meeting on August 28, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on August 28 may vote in the NAC election.**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en las reuniones públicas, incluida la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad llamando al 313-224-4950, por medio del número TTY 711, o envíe un correo electrónico a crio@detroitmi.gov.

IMPACT AREA: The project Impact Area contains all of Census Tracts 5214, 5211, 5215, 9853, and part of 5228. This area is bounded by Martin Luther King Blvd. to the north, the Lodge (M-10) Fwy, 6th Steet, Trumbull St., 8th St., and Rosa Parks Blvd. to the east, the Detroit River and W. Jefferson Ave. to the south, and W. Grand Blvd. to the west. The Impact Area includes all or parts of the following neighborhoods: Corktown, Hubbard Richard, Mexicantown, North Corktown, Chadsey Condon, Central Southwest and West Side Industrial.

LEGAL MEETING NOTICE

Your address is located within the Community Benefits Ordinance (CBO) IMPACT AREA for "Detroit City Football Club Stadium" development proposed at 2401 20th St., 2201 20th St., 2301 20th St., 3050 W. Fisher Fwy., and 3000 Standish St.

PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: DETROIT CITY FOOTBALL CLUB STADIUM:

Launched in 2012, by a group of Detroit residents, Detroit City Football Club (“DCFC”) has rapidly grown into one of the most talked about professional soccer teams in America. As the club now embarks on its greatest chapter, DCFC proposes plans for a signature, 11-acre development headlined by a 15,000-capacity soccer specific stadium. With a planned opening in 2027, the new stadium will serve as the driver of a broader residential and retail district while bridging the metro Detroit regional destinations of Corktown and Mexicantown.

The stadium will derive additional revenue from concerts, year-round commercial space lining 20th street and hosting other collegiate and professional athletic events. Unique among major stadiums, the \$150 million new home for DCFC will be privately financed and is to be owned and operated by the team. Public support for the project is requested in the form of a Brownfield reimbursement agreement as well as other City and State support for infrastructure and programmatic build out.

The Developer also proposes a residential component with 76 units of affordable housing - aligned with DCFC's values as one of the most grassroots, community-oriented sports organizations in North America - wrapping a 421-space parking deck, and approximately 8,500 sf of commercial space.

This project is vital to positioning DCFC at the forefront of a rapidly growing soccer landscape while transforming long vacant properties into a dynamic community anchor—driving investment, pride, and opportunity for residents across Southwest Detroit and the broader city.

The Developer is seeking governmental approvals and to commence vertical construction between the fourth quarter of 2025 and the first quarter of 2026.

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) is aware of and acknowledges expressed community concerns related to this project in the following areas:

Construction

- **Concern:** Noise, dust, mud, vibration, and increased light pollution at night resulting from the construction of a new soccer stadium, housing and parking facilities
- **Concern:** Street and sidewalk restrictions or closures during construction, particularly the interaction between construction activity and the forthcoming reconstruction of Michigan Ave. taking place 2026 – 2027
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

Site Design and Landscaping

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles and support Michigan Ave. Traditional Main Street Overlay
- **Concern:** Light pollution and building designs that may negatively impact migratory birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Activation of street-level façade along street and public spaces enhancing overall pedestrian experience
- **Opportunity:** Create an accessible pedestrian connection from Michigan Ave. to the stadium.
- **Opportunity:** Creation of new publicly accessible green spaces and connections between Corktown and Southwest Detroit

Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Prioritization of hiring Detroit-based contractors and sub-contractors during construction and stadium operations
- **Opportunity:** Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, hospitality, sports and entertainment fields

Housing and Retail

- **Opportunity:** Creation of 76 new affordable and market rate housing units available in a mix of unit types
- **Opportunity:** Support for existing neighborhood-serving retail businesses, specifically in Corktown and Mexicantown, and the greater Southwest Detroit commercial districts
- **Opportunity:** Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

Accessibility, Mobility and Traffic

- **Concern:** Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways, including to Corktown, Hubbard Richard, Mexicantown and Southwest Detroit. Specifically, the interaction between gameday traffic and the planned reconstruction of Michigan Ave. taking place 2026 – 2027
- **Concern:** Locations and coordination of vehicle staging / valet queuing, loading docks for the stadium during games and other special events
- **Concern:** Impact of gameday parking on adjacent residential neighborhoods and access to parking facilities for new residents, game day attendees, guests and employees
- **Concern:** Increased vehicular traffic and congestion due to major sporting and entertainment events. Specifically the closure of 20th Street on gamedays impacting neighborhood accessibility through the area from Southwest Detroit to Corktown and adjacent areas
- **Opportunity:** New stadium, housing and public amenities attracting an increased number of visitors to Corktown, Mexicantown, and surrounding neighborhoods
- **Opportunity:** Create bicycle-friendly access points with bicycle storage/locking stations.
- **Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, and bike share
- **Opportunity:** Enhanced local connectivity between Corktown, Mexicantown, Hubbard Richard, and Southwest Detroit
- **Opportunity:** Incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements into all buildings, public spaces, and residential developments in the project

Sustainability and Environment

- **Concern:** Energy efficiency and reducing carbon footprint of construction and operations of new stadium, parking facilities and housing
- **Opportunity:** On-site stormwater management for buildings to protect local waterways including the Detroit River
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** Utilization of commercial on-site recycling and composting services for stadium operations and new housing units

LA CIUDAD DE DETROIT LO INVITA A ASISTIR A LAS REUNIONES PÚBLICAS SOBRE LOS BENEFICIOS COMUNITARIOS DEL ESTADIO DE DETROIT CITY FOOTBALL CLUB



PARA CONSULTAR EL CALENDARIO DE REUNIONES PÚBLICAS Y TODA LA INFORMACIÓN SOBRE EL PROYECTO, VISITE WWW.DETROITMI.GOV/DCFC

CÓMO PARTICIPAR EN LAS REUNIONES DE BENEFICIOS COMUNITARIOS (CBO)

LAS REUNIONES PÚBLICAS DE LA CBO SE HARÁN EN PERSONA EN EL MERCADO DE MEXICANTOWN CON LA OPCIÓN DE VERLAS REMOTAMENTE POR ZOOM
TODAS LAS REUNIONES COMIENZAN A LAS 6:00 P. M. – LAS PUERTAS SE ABREN A LAS 5:30 P. M.
PARA REGISTRARSE Y TOMAR UN REFRESCO

ASISTIR EN PERSONA

Mexicantown CDC Mercado
2826 Bagley St. Detroit, MI 48216

Acceso en transporte público mediante la línea de autobús DDOT1 (Vernor) y el servicio de bicicletas compartidas MoGo. Hay estacionamiento disponible junto al edificio y en la calle

VER DE FORMA REMOTA POR ZOOM

Regístrese para recibir el enlace de la reunión
Marque por teléfono: +1 312 626 6799
Id. de la reunión: 868 9895 3455
Código de acceso: 106866



Regístrese en:
<https://bit.ly/dcfc-cbo>

PRIMERA REUNIÓN

JUEVES 21 DE AGOSTO DE 2025 A LAS 6:00 P. M.
PROCESO DE LA CBO E INFORMACIÓN
SOBRE EL PROYECTO

SEGUNDA REUNIÓN

JUEVES 28 DE AGOSTO DE 2025 A LAS 6:00 P. M.
ELECCIÓN DE DOS (2) MIEMBROS
DEL CONSEJO ASESOR DEL BARRIO
SOLO LOS RESIDENTES DEL ÁREA DE IMPACTO QUE
ASISTAN A LA REUNIÓN EN PERSONA PODRÁN VOTAR



¿QUÉ ES LA ORDENANZA DE BENEFICIOS COMUNITARIOS DE DETROIT?

La Ordenanza de beneficios comunitarios (ORDENANZA N.º 2021-4) es una ley que exige a los desarrolladores colaborar de forma proactiva con la comunidad para identificar los beneficios para ella y tratar los posibles impactos de determinados proyectos de desarrollo. En 2016, los votantes de Detroit aprobaron la ordenanza, que fue modificada por el Municipio de Detroit en 2021.

El Departamento de Planificación y Desarrollo (Planning & Development Department) determinó el Área de impacto del proyecto (véase el mapa de la izquierda). De acuerdo con la Ordenanza de beneficios comunitarios (CBO), se establecerá un Consejo Asesor del Barrio (NAC) de nueve (9) miembros para este proceso de beneficios comunitarios. Cualquier residente de Detroit que viva en el Área de impacto y sea mayor de 18 años puede formar parte del Consejo Asesor del Barrio. Se espera que los miembros del NAC asistan a todas las reuniones públicas programadas durante el proceso de la CBO: que consistirán en al menos 5 reuniones a lo largo de un período de 2-3 meses. **Asista a la primera reunión de la CBO el 21 de agosto para saber más sobre este proyecto y cómo puede participar en este proceso público. Durante la segunda reunión de la CBO, el 28 de agosto, se elegirán dos (2) miembros del NAC. Solo los residentes del Área de impacto que asistan a la reunión en persona del 28 de agosto podrán votar en la elección del NAC.**

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AVISO DE REUNIÓN LEGAL

Su dirección se encuentra dentro del ÁREA DE IMPACTO de la Ordenanza de beneficios comunitarios (CBO) para el desarrollo del "Estadio de Detroit City Football Club" propuesto en las calles 2401 20th St., 2201 20th St., 2301 20th St., 3050 W. Fisher Fwy. y 3000 Standish St.

LEA ESTE AVISO IMPORTANTE PARA OBTENER INFORMACIÓN SOBRE LOS BENEFICIOS COMUNITARIOS Y OTROS IMPACTOS QUE PUEDEN AFECTARLO.

INFORMACIÓN GENERAL PARA EL DESARROLLO DE LA CBO DE NIVEL 1 PROPUESTA: ESTADIO DE DETROIT CITY FOOTBALL CLUB:

Fundado en 2012 por un grupo de residentes de Detroit, Detroit City Football Club (“DCFC”) se ha convertido rápidamente en uno de los equipos de fútbol profesional más comentados de Estados Unidos. Ahora que el club se embarca en su mayor aventura, DCFC propone planes para un proyecto emblemático de 11 acres, cuyo elemento principal será un estadio con capacidad para 15,000 espectadores diseñado específicamente para la práctica del fútbol. Con su inauguración prevista para 2027, el nuevo estadio servirá para impulsar un amplio distrito residencial y comercial, además de conectar los destinos regionales de Corktown y Mexicantown en el área metropolitana de Detroit.

El estadio obtendrá ingresos adicionales gracias a los conciertos, los locales comerciales que bordean 20th Street durante todo el año y la celebración de otros eventos deportivos universitarios y profesionales. Único entre los grandes estadios, el nuevo hogar de DCFC, valorado en \$150 millones, contará con financiación privada y será propiedad del equipo, que se encargará de su gestión. Se solicita el apoyo público para el proyecto en forma de un acuerdo de reembolso de terrenos industriales abandonados, y otras ayudas municipales y estatales para la infraestructura y la construcción del programa.

El desarrollador también propone un componente residencial con 76 viviendas asequibles, acorde con los valores de DCFC como una de las organizaciones deportivas más populares y orientadas a la comunidad de Norteamérica, con 421 plazas de estacionamiento y aproximadamente 8,500 pies cuadrados de espacio comercial.

Este proyecto es fundamental para posicionar a DCFC a la vanguardia de un panorama futbolístico en rápido crecimiento, transformando al mismo tiempo propiedades que llevan mucho tiempo vacías en un dinámico punto de referencia para la comunidad, lo que impulsará la inversión, el orgullo y las oportunidades para los residentes del suroeste de Detroit y de toda la ciudad.

El desarrollador está tramitando las autorizaciones gubernamentales y pretende comenzar la construcción vertical entre el cuarto trimestre de 2025 y el primer trimestre de 2026.

Impactos previstos del proyecto: el Consejo Asesor del Barrio (NAC) trabajará directamente con el desarrollador y establecerá los beneficios comunitarios, que se incluyen en el acuerdo de desarrollo final aprobado por el municipio de Detroit. El Departamento de Planificación y Desarrollo (PDD) de la ciudad de Detroit es consciente y reconoce las preocupaciones expresadas por la comunidad en relación con este proyecto en las siguientes áreas:

Construcción

- **Preocupación:** Ruido, polvo, barro, vibraciones y aumento de la contaminación lumínica nocturna como consecuencia de la construcción de un nuevo estadio de fútbol, viviendas y estacionamientos.
- **Preocupación:** Restricciones o cierre de calles y aceras durante las obras, en particular la interacción entre las actividades de construcción y la próxima reconstrucción de Michigan Ave. que se llevará a cabo en 2026-2027.
- **Preocupación:** Horario de construcción, tráfico de camiones, áreas de estacionamiento/carga para trabajadores de la construcción y almacenamiento de equipos.

Diseño y paisajismo del lugar

- **Preocupación:** Los edificios y terrenos deben cumplir los principios de diseño de la ciudad de Detroit y contribuir al desarrollo de Michigan Ave. Recubrimiento tradicional de calles principales.
- **Preocupación:** La contaminación lumínica y los diseños de edificios que pueden tener un impacto negativo en las aves migratorias.
- **Preocupación:** Mitigación de los impactos visuales y medioambientales de los desarrollos mediante el paisajismo y la protección.
- **Oportunidad:** Activación de la fachada a nivel de calle a lo largo de la calle y los espacios públicos, mejorando la experiencia general de los peatones.
- **Oportunidad:** Creación de una conexión peatonal accesible desde Michigan Ave. hasta el estadio.
- **Oportunidad:** Creación de nuevos espacios verdes accesibles al público y conexiones entre Corktown y el suroeste de Detroit.

Oportunidades de empleo

- **Preocupación:** Acceso a puestos de trabajo en la construcción y puestos fijos para los habitantes de Detroit.
- **Preocupación:** Prioridad en la contratación de contratistas y subcontratistas locales de Detroit durante la construcción y las operaciones del estadio.
- **Oportunidad:** Creación de nuevas oportunidades educativas y de desarrollo profesional para los habitantes de Detroit, especialmente en los sectores de la construcción, los oficios calificados, la hostelería, los deportes y el entretenimiento.

Vivienda y comercio minorista

- **Oportunidad:** Creación de 76 nuevas viviendas asequibles y a precio de mercado disponibles en una mezcla de tipos de unidades.
- **Oportunidad:** Apoyo a los comercios minoristas existentes que prestan servicios al barrio, específicamente en Corktown y Mexicantown, y en los distritos comerciales del suroeste de Detroit en general.
- **Oportunidad:** Acceso a locales comerciales - atraer/retener a pequeñas empresas locales que cubran las necesidades del barrio.

Accesibilidad, movilidad y tráfico

- **Preocupación:** Conectividad del lugar, flujo de tráfico y acceso vehicular por el área de desarrollo y las principales carreteras, incluyendo Corktown, Hubbard Richard, Mexicantown y el suroeste de Detroit. Específicamente, la interacción entre el tráfico los días de partido y la reconstrucción prevista de Michigan Ave. que se llevará a cabo en 2026-2027.
- **Preocupación:** Ubicación y coordinación del estacionamiento de vehículos/cola de aparcacoches, muelles de carga para el estadio durante los partidos y otros eventos especiales.
- **Preocupación:** Impacto del estacionamiento los días de partido en los barrios residenciales adyacentes y acceso a las instalaciones de estacionamiento para los nuevos residentes, los asistentes al partido, los invitados y los empleados.
- **Preocupación:** Aumento del tráfico vehicular y la congestión debido a importantes eventos deportivos y de entretenimiento. Específicamente, el cierre de 20th Street los días de partido, lo que afecta la accesibilidad del barrio por área desde el suroeste de Detroit hasta Corktown y áreas adyacentes.
- **Oportunidad:** Nuevo estadio, viviendas y servicios públicos que atraen un mayor número de visitantes a Corktown, Mexicantown y los barrios de los alrededores.
- **Oportunidad:** Creación de puntos de acceso aptos para bicicletas con estaciones de almacenamiento/bloqueo de bicicletas.
- **Oportunidad:** Mejora del transporte público y de las conexiones de movilidad mediante autobuses DDOT/SMART, y bicicletas compartidas.
- **Oportunidad:** Mejora de la conectividad local entre Corktown, Mexicantown, Hubbard Richard y el suroeste de Detroit.
- **Oportunidad:** Incorporación de normas de diseño universal, que superen los requisitos de la Ley para Estadounidenses con Discapacidades (ADA), en todos los edificios, espacios públicos y urbanizaciones del proyecto.

Sostenibilidad y medioambiente

- **Preocupación:** Eficiencia energética y reducción de la huella de carbono de la construcción y las operaciones del nuevo estadio, los estacionamientos y las viviendas.
- **Oportunidad:** Gestión sobre el terreno de las aguas pluviales de los edificios para proteger las vías fluviales locales, incluyendo Detroit River.
- **Oportunidad:** Acceso a la recarga de vehículos eléctricos y opciones de movilidad alternativa.
- **Oportunidad:** Uso de servicios comerciales de reciclaje y compostaje en el lugar para las operaciones del estadio y las nuevas viviendas.

Appendix 3.

CBO PUBLIC MEETING SUMMARIES AND PUBLIC COMMENTS

CBO Public Meetings and Materials

Meeting Location and Zoom Access: Beginning on Thursday, August 21, 2025, and ending on Thursday, October 23, 2025, nine (9) public CBO meetings took place in-person at in the Mexicantown Mercado CDC located in the impact area at 2826 Bagley, Detroit, MI 48216. These meetings were simultaneously broadcast via Zoom where participants were able to hear and see the proceedings and participate through written and spoken comments and questions.

Meeting Link and Registration for all CBO Public Meetings

Meeting Registration Link: <https://bit.ly/dcfc-cbo>

Dial-in by phone: **1 (312) 626-6799 and enter Meeting ID: 868 9895 3455**

Meeting Registration and Attendance: To allow for effective communication and follow-up, meeting participants were asked to pre-register or sign into the meetings. Over the course of the CBO process, **216 people pre-registered and 371 unique individuals attended** at least one of the CBO public meetings either in person or remotely via Zoom (excluding City staff and Development team).

CBO Meeting Materials and Recordings: Following each meeting all materials and recordings were posted at www.detroitmi.gov/dcfc and distributed electronically. Hard copies of materials were available upon request.

Meeting agendas, summary recaps, public comment logs, and related materials for each CBO Public Meeting are available in the DCFC Stadium Documents and Resources Folder at <https://detroitmigo.gov.box.com/v/DCFC-CBO-Resources> under the “CBO Meetings” subfolder.

Public Comment and Questions: During the CBO Public Meetings and throughout this process, more than 287 public comments and questions were recorded via in-person public comment, comment cards, remotely via Zoom or received through emails sent to PDD or the NAC. The record of all received comments was updated and shared with the NAC members.

Appendix 4.

NEIGHBORHOOD ADVISORY COUNCIL ACTIVITIES:

**EDUCATION SERIES, ORIENTATION, COMMUNITY
ENGAGEMENT, AND OTHER ACTIVITIES**

Neighborhood Advisory Council (NAC) Education Series

On August 20, 2025, the Planning and Development Department in collaboration with the Office of Council Member Gabriela Santiago-Romero held a “NAC 101” session about serving on a Neighborhood Advisory Council (NAC). The session was publicized widely in District 6 in partnership with the Council Member’s office and the DCFC Impact Area for those interested in serving on the DCFC NAC. The meeting recording and presentation materials are available at <https://www.detroitmi.gov/dcfc> and at the following links:

- [Presentation from NAC 101 Session](#)
- [Recording of the NAC 101 Session](#)



GABRIELA SANTIAGO-ROMERO DISTRICT 6
The Office of Council Member Gabriela Santiago-Romero and the Planning and Development Department present



**EDUCATION SERIES:
Detroit City Football Club CBO
Neighborhood Advisory Councils 101**



Do you reside in census tracts 5214, 5211, 5215, 9853, and the southern portion of 5228? Are you passionate about advocating for your community? Are you interested to learn more about the Community Benefits Ordinance process and the Neighborhood Advisory Council?

You're invited to learn more about the process and how you can be involved!

**Wednesday,
August 20, 2025**
6:30 PM
via Zoom



To register, please scan the QR Code or visit bit.ly/DCFCNACEducationSeries (case sensitive!)



GABRIELA SANTIAGO-ROMERO DISTRICT 6
La Oficina de Concejal Gabriela Santiago-Romero y el Departamento de Planificación y Desarrollo presenta



**SERIE EDUCATIVA:
Detroit City Football Club CBO
Consejo Asesor Vecinal 101**



Usted reside en tramo censal 5214, 5211, 5215, 9853, y la porción sur de 5228? ¿Eres apasionado de defender a tu comunidad? ¿Estas interesado en aprendiendo mas del proceso de la Ordenanza de Beneficios Comunitarios y el Consejo Asesor Vecinal?

¡Estas invitadas a aprender mas del proceso y como puedes estas involucrado!

**Miercoles, agosto
20, 2025**
6:30 PM
por Zoom



Para registrar, por favor escanea el código QR o visita bit.ly/DCFCNACEducationSeries (¡sensible a mayúscula y minúsculos!)

Figure 4.1: Neighborhood Advisory Council 101 Meeting Flyer - English and Spanish Versions

Neighborhood Advisory Council (NAC) Orientation

On September 4, 2025, the Planning and Development Department invited the elected and appointed members of the NAC to an orientation which was held at the Mexicantown CDC Mercado.

This orientation was an opportunity for the NAC members to get to know each other, learn about best practices and responsibilities for serving, ask questions, and plan NAC activities and meetings. All NAC members attended. The orientation agenda and accompanying materials are shown below and in the following pages. Additional materials are available at:

<https://detroitmigo.com/v/DCFC-CBO-Resources>

DETROIT CITY FOOTBALL CLUB STADIUM NAC ORIENTATION – AGENDA

September 4, 2025, 5:30pm – 8pm

1. WELCOME & INTRODUCTIONS / AGENDA REVIEW / ICEBREAKER
2. SERVING ON A NAC:
 - a. Requirements and expectations
 - b. Process and communication best practices
 - c. Conflict of interest and ethics ordinance
 - d. Structure – election of Chair, Other Roles
3. ESTABLISHING GROUP EXPECTATIONS / WORKING AGREEMENTS
4. IDENTIFYING PROJECT IMPACTS AND COMMUNITY BENEFITS RELATED CITY POLICIES
5. CREATING EFFECTIVE COMMUNITY BENEFITS AGREEMENTS
 - a. Bryan Coe and Sarmed Jabra – City of Detroit Law Department
 - b. Best practices from previous CBOs
6. CBO MONITORING AND ENFORCEMENT
7. PREVIOUS NAC MEMBER Q & A
 - a. Invited Guest: Brian Moore (Michigan and Church NAC)
8. CBO MEETING SCHEDULE AND AGENDAS
9. GENERAL DISCUSSION AND NEXT STEPS

Welcome to the DETROIT CITY FOOTBALL CLUB STADIUM CBO

NAC Orientation



September 4, 2025

AGENDA

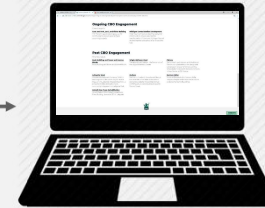
- Introductions/ Icebreaker
- Serving on a NAC – Requirements, Protocols, Best Practices, and Structure
- Establishing Group Expectations
- Identifying Project Impacts and Community Benefits Related City Policies
- Creating Effective Community Benefits Agreements – Law Department
- CBO Monitoring and Enforcement - CRIO
- Q & A with previous NAC members
- CBO Meeting Schedule and Agendas
- Questions and Discussion

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Martina Guzman** - Elected by Impact Area Residents
- **Brianna Williamson** - Elected by Impact Area Residents
- **Sam Butler** - Appointed by Council Member Gabriela Santiago-Romero
- **Mari Anzicek** - Appointed by Council Member Coleman A. Young II
- **Sheila Cockrel** - Appointed by Council Member Mary Waters
- **Olivia Hubert** - Appointed by Planning & Development
- **Msg. Charles Kosanke** - Appointed by Planning & Development
- **Danielle Manley** - Appointed by Planning & Development
- **Blandina Rose-Willis** - Appointed by Planning & Development
- **Daniel Patton** - Alternate appointed by Planning & Development

CITY OF DETROIT CBO WEBSITE: WWW.DETROITMI.GOV/DCFC

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



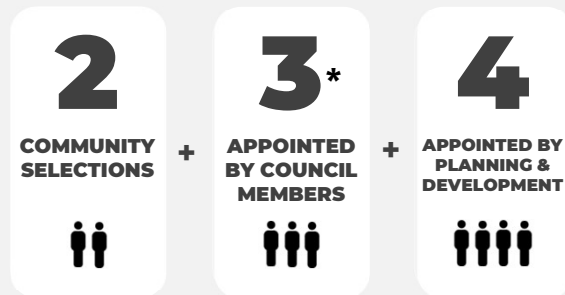
YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE
ALL PREVIOUS CBO INFO AT WWW.DETROITMI.GOV/CBO

COMMONLY USED ACRONYMS

- **ADA** – Americans with Disabilities Act
- **AMI** - Area Median Income
- **BSEED** – Buildings, Safety, Engineering, and Environmental Department
- **CBA** – Community Benefits Agreement
- **CBO** – Community Benefits Ordinance
- **CRIO** – Civil Rights, Inclusion, and Opportunity Department
- **DEGC** – Detroit Economic Growth Corporation
- **DBRA** – Detroit Brownfield Redevelopment Authority
- **DON** – Department of Neighborhoods
- **DPW** – Department of Public Works
- **DWSD** – Detroit Water and Sewerage Department
- **EO** – Executive Order
- **HRD** – Housing and Revitalization Department
- **JET** – Jobs and Economy Team
- **LPD** – Legislative Policy Division
- **NAC** – Neighborhood Advisory Council
- **PDD** – Planning and Development Department
- **PED** – Planning and Economic Development Standing Committee
- **TBP** – Transformational Brownfield Plan
- **TIF** – Tax Increment Financing

SERVING ON THE NEIGHBORHOOD ADVISORY COUNCIL (NAC)

NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS



**Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*

NAC – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- **MUST BE NOMINATED AT THE PUBLIC CBO MEETING.**

REQUIRED DUTIES

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development Dept.
- Develop a letter of consensus support for 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 and must declare any conflicts of interest.
- 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.

NAC – Public Process and Open Meetings Act

- The CBO is a public process and in the spirit of transparency, all meetings of the NAC with the developer or other entities should be public / open whenever possible
- The NAC is “advisory” in nature and therefore not subject to the Michigan Open Meetings Act
- All actions of the NAC may be taken with the consent of a majority of the voting NAC members serving

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

NAC – Attendance and Process

- Attendance is mandatory at all scheduled meetings unless advance written notice is provided to the NAC – under certain circumstances remote attendance is acceptable
- If any NAC member misses more than one scheduled meeting, a permanent replacement may be appointed by, and at the discretion of the NAC

ANTICIPATED DCFB PUBLIC CBO MEETING SCHEDULE					
Public Meetings	AUGUST 2025		SEPTEMBER 2025		
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	21-Aug				
Meeting 2 - NAC Selection (2 members selected by the public)		28-Aug			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of 9/1		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				11-Sep	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					18-Sep

NAC – Attendance and Process

- Attendance is mandatory at all scheduled meetings unless advance written notice is provided to the NAC – under certain circumstances remote attendance is acceptable
- If any NAC member misses more than one scheduled meeting, a permanent replacement may be appointed by, and at the discretion of the NAC

ANTICIPATED DCFB PUBLIC CBO MEETING SCHEDULE					
Public Meetings	SEPTEMBER		OCTOBER 2025		
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	25-Sep				
Meeting 6 - NAC Working Session		2-Oct			
Meeting 7 - Developer Presents Responses to Community Benefits			9-Oct		
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement				16-Oct	
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement					23-Oct

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

NAC – Process and Communication Best Practices

- ❖ **Create working agreements and group expectations for how you will work together**
- ❖ **Establish an email address where the public can reach you and a cadence for checking said email**
- ❖ **Create an email group for internal communication**
- ❖ **Create a shared folder for documents - to be posted on the project website**
- ❖ **Establish NAC roles – ex. Chair, co-chairs, note-taker**

NAC MEMBER ROLES / POSITIONS

CHAIRPERSON

- Facilitates and guides the conduct of NAC meetings and activities
- Works with PDD staff to develop agenda and action items for NAC meetings
- Ensures effective participation of all NAC members

VICE-CHAIRPERSON

- Assist the Chairperson in the above noted duties
- Facilitate and guide NAC activities in the Chairperson's absence

SECRETARY / NOTETAKER

- Record notes, decisions, and action items at meetings or activities of the NAC
- Receive and respond to correspondence addressed to the NAC
- Maintain records and resources for the NAC

ALTERNATE*

- Non-voting member
- Attends all the public CBO meetings and participates in NAC activities – as agreed upon with the NAC members

ESTABLISHING GROUP EXPECTATIONS AND NORMS

NAC – SETTING GROUP EXPECTATIONS

Things to consider going into Meeting 3 – September 11

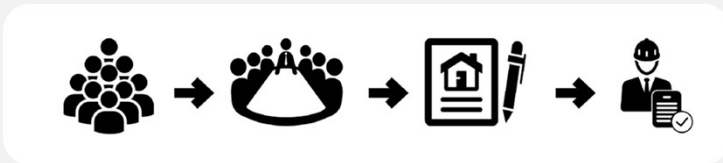
- Building and maintaining trust
- Decision making as a group
- How meetings will be conducted (e.g. Robert's Rules,)
- Record-keeping
- Specific roles for NAC members
- How you will work together
- Making room for everyone's voice
- Acknowledging personal interests or bias
- Communications protocols
- Engaging your neighbors
- What you need from PDD
- Meetings outside of the Public CBO Meetings on Thursdays

DISCUSSION – SETTING GROUP EXPECTATIONS

IDENTIFYING PROJECT IMPACTS AND BENEFITS

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

CBO MEETING SCHEDULE – WINTER 2024

MEETING 1: THURSDAY, AUGUST 21 - INTRODUCTION TO CBO AND TIER 1 PROJECT

MEETING 2: THURSDAY, AUGUST 28 - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

REMAINING NAC APPOINTMENTS / BYE WEEK / NAC ORIENTATION

MEETING 3: THURSDAY, SEPTEMBER 11 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

MEETING 4: THURSDAY, SEPTEMBER 18 - NAC WORKING SESSION

MEETING 5: THURSDAY, SEPTEMBER 25 NAC PRESENTATION OF IMPACTS

MEETING 6: THURSDAY, OCTOBER 2 - NAC WORKING SESSION

MEETING 7: THURSDAY, OCTOBER 9 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

MEETING 8: THURSDAY, OCTOBER 16 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT (IF NECESSARY)

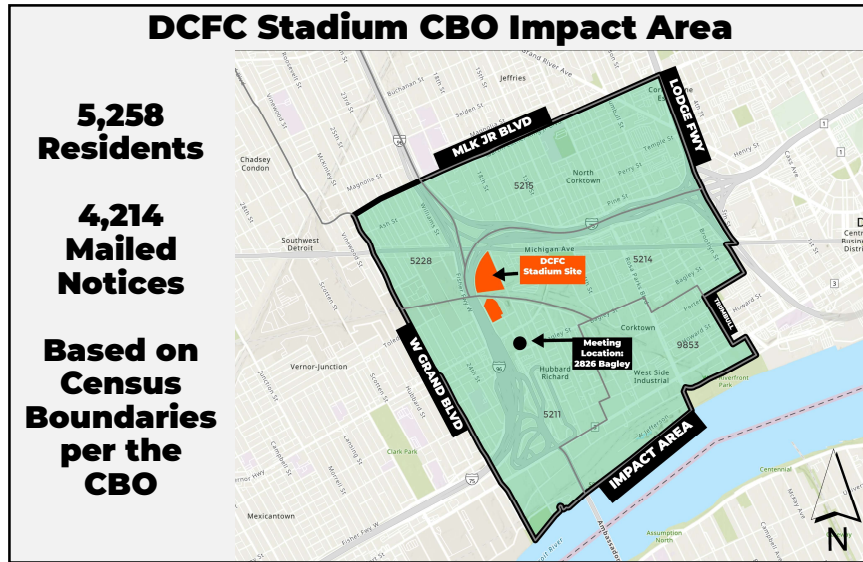
ADDITIONAL MEETINGS IF REQUESTED BY NAC

MEETING 9: THURSDAY, OCTOBER 23 - CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

BEFORE PUBLIC MEETING #3

PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOs
- NAC CONTACT LIST
- OTHER "ESSENTIAL INFORMATION" AS SPECIFIED IN THE CBO



- ### HOW THE NAC IDENTIFIES IMPACTS
- #### Essential Documents Required by the Ordinance
- Copy of Community Benefits Ordinance – *received*
 - Projected Revenue to City – *to be presented September 11*
 - Development Agreements between City and Developer – *not applicable*
 - Developer RFP Response – *not applicable*
 - Renderings – *forthcoming*
 - “But/For Economic Analysis - *to be presented September 11*
 - Environmental Studies Completed on Properties – *forthcoming*
 - Brownfield Funding Documents – *received, will be updated*

- ### HOW THE NAC IDENTIFIES IMPACTS
- #### Collect and review other project specific information
- Project description and details including:
 - Stadium Design, Housing Details, Landscaping, Commercial Space, Parking
 - Public Amenities / Green Spaces
 - Traffic studies and Local Mobility
 - Sustainability and Environmental Plans
 - Local Hiring and Contracting / Spending Plans

- ### HOW THE NAC IDENTIFIES IMPACTS
- #### Collect and review relevant City of Detroit Plans and Policies
- Community Benefits Ordinance
 - Other relevant City policies
 - Workforce requirements / Executive Orders
 - Zoning and Site Design requirements
 - Traditional Main Street Overlay
 - Review other plans for the neighborhood
 - City of Detroit Master Plan of Policies
 - Impact Area Plans and Demographic Information

RELATED POLICIES & PROGRAMS TO CONSIDER

- **Executive Order 2016-1:** For all private development projects receiving \$3M or more in City incentives or tax abatements – at least 51% of the work must be completed by Detroit residents. Projects that do not meet the Workforce Target must pay a fine that funds City of Detroit Workforce Development Programs
- **Detroit at Work:** Supporting Detroiters to get first chance at jobs from new large employment opportunities (FCA, Majorel, Northpoint redevelopment of Cadillac Stamping and American Motors Sites)
- **Construction Site Regulations:** Ensure the safety of workers and the public on and near a construction site, including noise, disturbances, hours of construction, dust and debris, and lead and asbestos handling. Standards set and enforced by State of Michigan (MIOSHA) and City of Detroit (BSEED)
- **Signage and Lighting Code:** City of Detroit has a sign ordinance in order to properly regulate the size location, lighting and construction of signage as well as intensity and location of lighting
- **Physical Accessibility Requirements:** These are governed by the Americans with Disabilities Act (ADA)

HOW THE NAC IDENTIFIES IMPACTS

ENGAGE YOUR NEIGHBORS

- Communication strategies:
 - Publicize the CBO Meetings through your networks
 - Utilize an email address for neighbors to reach the NAC
- Identify key stakeholders / groups: i.e. block clubs, business association, local non-profits
- Think about who is missing – who won't / can't attend the CBO meetings yet whose input is needed
- How you can best utilize the public CBO meetings to engage residents and get valuable feedback ideas?
- Other ideas....

PDD IDENTIFIED POTENTIAL IMPACTS

**Intended as suggestions - NAC may change, remove, or add other impacts*

A. Construction

- **Concern:** Noise, dust, mud, vibration, and increased light pollution at night resulting from the construction of a new soccer stadium, housing and parking facilities
- **Concern:** Street and sidewalk restrictions or closures during construction, particularly the interaction between construction activity and the forthcoming reconstruction of Michigan Ave. taking place 2026 – 2027
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Site Design and Vehicular Traffic

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles and support Michigan Ave. Traditional Main Street Overlay
- **Concern:** Light pollution and building designs that may negatively impact birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- **Opportunity:** Creation of new publicly accessible green spaces and connections between Corktown and Southwest Detroit

PDD IDENTIFIED POTENTIAL IMPACTS

**Intended as suggestions - NAC may change, remove, or add other impacts*

C. Accessibility, Mobility and Traffic

- **Concern:** Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways including to Corktown, Hubbard Richard, Mexicantown and Southwest Detroit. Gameday traffic and Mich Ave. construction
- **Concern:** Locations & coordination of vehicle staging / valet queuing, loading docks for the stadiums during games / events
- **Concern:** Impact of gameday parking on adjacent residential neighborhoods and access to parking facilities for new residents, game day attendees, guests and employees
- **Concern:** Increased vehicular traffic and congestion due to major sporting and entertainment events. Closure of 20th Street on gamedays impacting neighborhood accessibility through the area from SW Detroit to Corktown and adjacent areas
- **Opportunity:** New stadium, housing and public amenities attracting an increased number of visitors and to Corktown, Mexicantown, and surrounding neighborhoods
- **Opportunity:** Create bicycle-friendly access points with bicycle storage/locking stations
- **Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, and bike share
- **Opportunity:** Enhanced local connectivity between Corktown, Mexicantown, Hubbard Richard, and SW Detroit
- **Opportunity:** Incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements into all buildings, public spaces, and residential developments in the project

PDD IDENTIFIED POTENTIAL IMPACTS

**Intended as suggestions - NAC may change, remove, or add other impacts*

D. Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Prioritization of hiring Detroit-based contractors and sub-contractors during construction and stadium operations
- **Opportunity:** Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, and hospitality, sports, and entertainment fields

E. Housing and Retail

- **Opportunity:** Creation of 76 new affordable and market rate housing units available in a mix of unit types
- **Opportunity:** Support for existing neighborhood-serving retail businesses, specifically in Corktown and Mexicantown, and the greater Southwest Detroit commercial districts
- **Opportunity:** Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

F. Sustainability and Environment

- **Concern:** Energy efficiency and reducing carbon footprint of construction and operations of new stadium, parking facilities and housing
- **Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** Utilization of commercial on-site recycling and composting services for stadium operations and housing units

CREATING THE NAC IMPACTS LIST FOR MEETING 5 – September 25th

- Review documents and information that has been presented or collected
- Continue to listen to your neighbors – both at the CBO meetings and via other methods
- Learn from previous CBO projects
- Review existing City policies
- Prioritize your list and build consensus among the NAC
- **Present to developer at Meeting 5 – September 25th**
- **Developer will respond at Meeting 6 – October 2nd**

TYPES OF BENEFITS INCLUDED IN PREVIOUS CBOs

- Construction Management / Mitigation
- Parks and Public Space Improvements
- Site Design and Vehicular Traffic
- Accessibility of Housing and Public Spaces
- Parking and Public Transportation
- Jobs and Workforce Development
- Affordable Housing Investment
- Supporting Local Businesses and Retail
- Public Engagement
- Support for Community Initiatives

CBO Tip:

Each project is different – in scope, cost, and impact – and the needs of each neighborhood are different too.

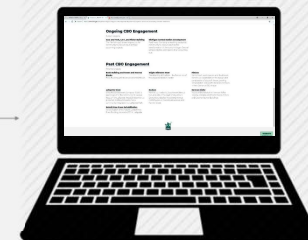
The impacts and benefits requested by the NAC should strive to be in response to community needs and proportional to the project's impact

**Not exhaustive or limiting in what NAC may identify as important project mitigations or benefits*

PREVIOUS CBO AGREEMENTS

THE CBO WEBSITE CONTAINS ALL PRESENTATIONS, CBO REPORTS, & COMMUNITY BENEFITS PROVISIONS FROM PAST PROJECTS

WWW.DETROITMI.GOV/CBO



The NAC Documents "Box" Folder also contains summary reports for each project and other helpful resources

PREVIOUS NAC MEMBER Q & A

- **Brian Moore – Michigan and Church NAC**

CBO PROCESS MILESTONES

- **CBO Provisions Finalized** – Meeting 7 on October 9th
 - **earliest date if agreement reached between NAC and Developer
- **CBO Report & NAC Support Letter for Provisions** – Following agreement
- **City Council Public Hearings for Tax Abatements** – Scheduled for November 2025

OTHER PROJECT APPROVALS

- **Brownfield Plan Amendment** – Late September – Mid October
- **Special Land Use Hearing** – Early October

ANTICIPATED DCFB PUBLIC CBO MEETING SCHEDULE										
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Meeting 2 - NAC Selection (2 members selected by the public)		28-Aug								
<i>Eye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			Week of 9/1							
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				11-Sep						
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					18-Sep					
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer						25-Sep				
Meeting 6 - NAC Working Session							2-Oct			
Meeting 7 - Developer Presents Responses to Community Benefits								9-Oct		
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement									16-Oct	
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement										23-Oct

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

Thursday September 11: Meeting 3 Agenda

- 6:05 - WELCOME & TEAM INTRODUCTION / AGENDA REVIEW and HOUSEKEEPING – PDD**
 1. Brief remarks by City and Developer
- 6:10 - NAC ROLE AND INTRODUCTIONS – PDD**
 1. Brief NAC Member Introductions
 2. Nominations of Chair, Vice-Chair, and Secretary
- 6:30 - PROJECT FINANCIALS PRESENTATION – DEGC/DBRA**
 1. General Tax Abatement and Project Specifics
- 7:00 - DETAILED PROJECT PRESENTATION – DEVELOPER**
- 7:15 - NAC Q & A / DIALOGUE WITH DEVELOPER +DEGC – PDD MODERATED**
- 7:45 - GENERAL Q & A**
- 8:00 - MEETING CLOSE AND NEXT STEPS**

Thursday September 18th – Meeting 3 / NAC Working Meeting Agenda

Goals and Outcomes:

What Comes Next

Next CBO Meeting: Thursday September 11th at 6pm
Doors at 5:30 for Registration and Refreshments

- 1st Meeting with Seated Neighborhood Advisory Council
- Project Details and DEGC Financial Analysis
- In-person meeting at: Mexicantown CDC Mercado – 2826 Bagley St..
- Remote access via Zoom
- Meeting registration at: <https://bit.ly/dcfc-cbo>
- All project notices and documents will be available at: www.detroitmi.gov/dcfc



PLANNING AND DEVELOPMENT TEAM - CONTACTS



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734-845-8727 (cell phone)

www.detroitmi.gov/cbo

APPENDIX & REFERENCE

NAC Communication Channels and Resources

For the purposes of receiving communications and comments from the public outside of the scheduled CBO public meetings, the NAC established a public email address at dcfnac@gmail.com. This address was shared during the CBO Public Meetings, on PDD's DCFC Stadium website, and via the GovDelivery email list updates. Additionally, DCFC NAC social media pages were establishing on [Facebook](#) and [Instagram](#), providing another channel for neighbors to reach out.

PDD created a shared document and resources folder for the members to receive and updates documents relating to the Detroit City Football Club Stadium project as required by the Community Benefits Ordinance as well as other relevant items. These resources were also made publicly available on PDD's DCFC CBO website and can be viewed at:

<https://detroitmigo.gov.box.com/v/DCFC-CBO-Resources>

NAC Internal Working Sessions

To allow for meeting planning, the drafting of impacts and proposals, and further discussion amongst its members, the NAC organized and held several internal working sessions during the CBO process. The internal NAC working sessions took place on the following dates:

- September 18, 2025 (*immediately prior to the scheduled CBO meeting*)
- September 22, 2025
- September 25, 2025 (*immediately prior to the scheduled CBO meeting*)
- September 30, 2025
- October 1, 2025
- October 4, 2025
- October 9, 2025 (*immediately prior to the scheduled CBO meeting*)
- October 13, 2025
- October 16, 2025 (*immediately prior to the scheduled CBO meeting*)
- October 19, 2025
- October 23, 2025 (*immediately prior to the scheduled CBO meeting*)

NAC Community Engagement Activities

The NAC undertook several additional community engagement efforts to ensure maximum input and participation from Impact Area Residents, particularly those who did not attend the public CBO meetings.

Community Listening Sessions

NAC members hosted three community listening sessions at the following dates and times:

- Sunday September 28, 12pm at North Corktown Commons – 3300 Cochrane
- Friday October 3, 3pm at McShane’s – 1460 Michigan Ave.
- Friday October 10, 12pm at Donut Villa – 5875 W. Vernor Hwy.

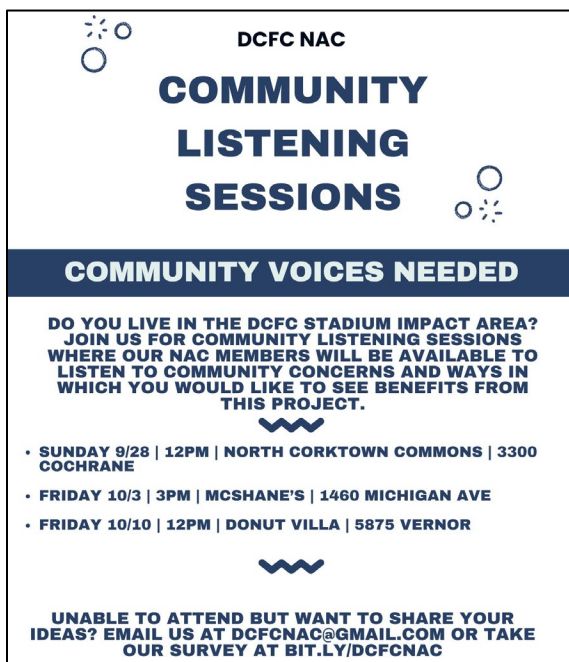


Figure 4.2: Neighborhood Advisory Council Community Listening Sessions Flyer

Community Survey

The NAC conducted a community survey to gather feedback from residents who were not able to attend the public CBO meetings or the additional listening sessions. The survey was available from September 20 until October 23, 2025 and collected 50 responses. The summary of responses from the survey are shared below and the detailed individual responses are available in the DCFC Stadium Documents and Resources Folder at <https://detroitmigo.gov.box.com/v/DCFC-CBO-Resources>

DCFC NAC Community Survey — Summary & Analysis

1. Survey Overview

Metric	Result
Total responses	<i>50 responses</i> (from the file)
Neighborhoods represented	North Corktown, Corktown, Hubbard Farms, Woodbridge, Core City, Mexicantown, Southwest Detroit
Languages provided	English & Spanish (survey was bilingual)

Residents participating are largely from within the stadium impact area, giving strong legitimacy to the feedback for CBO negotiations.

2. What Residents Are Most Excited About

Most common points of excitement included:

- Bringing **professional soccer and community pride** to the neighborhood
- **Economic opportunities**: more foot traffic, jobs, local business boost
- **New public spaces & activation** of empty land
- Increased **visibility for Detroit** and Southwest culture
- Potential for **walkability, art, family activities, safe public gathering spaces**

3. Top Concerns from Residents





Themes were repeated across multiple responses:

Concern Area	Resident Input Examples
Parking & Traffic	“Game-day parking will take over residential streets” / “Traffic on Michigan Ave already dangerous”
Housing Costs & Displacement	“Don’t want this to raise taxes and force long-time residents out”
Noise, Lights, Event Disruption	“Constant events at Michigan Central already block our streets”
Trash & Maintenance	Litter, public urination, and event clean-up worries
Lack of Communication & Accountability	“Other CBO processes made promises but never delivered”
Safety (pedestrian & personal)	“Crossing the roads is already unsafe for kids/seniors”
Culture & Identity Loss	Fear of losing neighborhood character, murals, local businesses, Latino + Black roots

- ◆ **Most frequently used words in concerns section:**
traffic (16), parking (15), housing, noise, displacement, safety, taxes, trash, gentrification

4. What Residents Say Would *Most Benefit* the Community

Top Benefit Requests (Grouped by Theme):

Impact Area	What Residents Want
 Housing Stability & Home Repair	Home repair grants, property tax relief, protections against displacement, affordable rentals
 Parking & Traffic Management	Residential parking permit program, traffic-calming on Michigan Ave & Rosa Parks, no blocking driveways
 Transit & Mobility	Light rail / streetcar, improved bus frequency, protected bike lanes, pedestrian crosswalks
 Jobs & Small Business	Local hiring guarantees, living wage jobs, vendor opportunities for neighborhood businesses

 **Youth Programs & Recreation**

Youth soccer scholarships, free field access, after-school programming, mentorship

 **Green Space & Environment**

Public park investments, tree planting, native landscaping, noise buffers

 **Culture & Local Identity**

Funding for local artists, murals, bilingual signage, protect Latino/Black-owned businesses

5. Additional Comments & Sentiments

A mix of optimism and caution:

Supportive themes:

- “Excited for DCFC choosing Detroit — we deserve this”
- “This could really help our youth and local shops”

Cautionary or critical themes:

- “We’ve been through 4 CBO processes — still waiting for real benefits”
- “Michigan Central events already disrupt us — we can’t handle more without protections”
- “Don’t repeat what happened in Midtown or Little Caesars Arena”

6. How NAC Can Use This Data Strategically

To justify benefit allocations:

Funding Category	Survey Justification
Home Repair Fund	Most repeated theme — residents fear property taxes & displacement
Transit & Parking Study	Top concerns word for word: “traffic” and “parking”

Youth Programs

Many residents named youth soccer & recreation as desired benefit

Small Business Fund

Residents want local vendors involved, not national chains

**Cultural Preservation +
Anti-Displacement**

Use survey quotes on protecting identity & legacy residents

Appendix 5.

COMMUNITY BENEFIT PUBLIC MEETING #2 PRESENTATION:

**INTRODUCTION OF PROJECT AND CBO PROCESS
+ ELECTION OF TWO (2) NEIGHBORHOOD
ADVISORY COUNCIL (NAC) MEMBERS**

Welcome to
**DETROIT
CITY
FOOTBALL
CLUB
STADIUM**



**COMMUNITY
BENEFITS
MEETING**



August 28, 2025 - CBO Meeting #2

MEETING AGENDA

- Welcome & Introductions
- Detroit City Football Club Stadium Presentation
- Presentation of CBO Process
- NAC Candidate Statements + Election
- General Q & A
- NAC Election Results
- Next Steps

DETROIT CITY COUNCIL MEMBERS



Council Member
Gabriela Santiago
- Romero
District 6



Council Member
Coleman A. Young II
At-large



Council Members
Mary Waters
At-large

CITY OF DETROIT DEPARTMENTS & AGENCIES



PLANNING AND DEVELOPMENT DEPARTMENT
MAYOR'S OFFICE + JOBS & ECONOMY TEAM
DEPARTMENT OF NEIGHBORHOODS



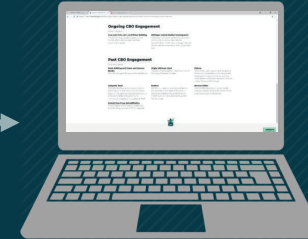
DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY FOOTBALL CLUB STADIUM DEVELOPMENT TEAM



CITY OF DETROIT CBO WEBSITE

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



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DCFC



Detroit City FC

Community Benefits Ordinance (CBO)
Meeting 02
08.28.25

Contents

- 1.0 Introduction
- 2.0 Project Team
- 3.0 Development Overview
- 4.0 Neighborhood Connectivity



1.0. Introduction

- 1.1 DCFC Leadership
- 1.2 Organization Pillars
- 1.3 From Cass Tech to Keyworth
- 1.4 Community Lives in Our Club
- 1.5 A Winning Tradition
- 1.6 Building for the Moment

DCFC Leadership



Sean Mann
Co-Owner, CEO

Sean Mann is a co-founder and the CEO of Detroit City FC.

Before joining the club full-time, he spent over a decade in roles around state and local government.

A resident of Southwest Detroit, Sean is active on several nonprofit boards. His deep ties to the city help guide his leadership in community and corporate relations for DCFC.



Organization Pillars

01.

Passion for the City

We wear the crest with pride, compete with passion, and above all, play to win trophies for our supporters

02.

Forever for Our Community

Centered in the community, DCFC should always be authentic, affordable, and accessible; serving as a common ground in the city

03.

Integrity In Our Words & Deeds

We pledge to foster a positive, supportive, truthful, and inclusive space.

04.

Creativity In Our Expression

Our club will be a platform for arts and culture in the city, transcending sport

05.

Detroit City Above All

Our focus is on the City of Detroit and being a driver of investment and attention on our hometown

From Cass Tech to Keyworth



2010: Launch of the Detroit City Futbol League — a co-ed neighborhood adult league.

2016: Sold out matches and increased following led to a community-funded renovation of historic Keyworth Stadium in Hamtramck — the current home of DCFC.



2012: Launch amateur team with matches at Cass Tech High School with players from regional college programs.



From Cass Tech to Keyworth

2022: Men's team joins USL Championship, level below MLS. National reach, televised matches (CBS, ESPN+), coast-to-coast rivalries.



2018: Awarded a Motor City Match grant to enhance facilities including the opening of Detroit City Fieldhouse.



Today: Men's team (USL Championship), Women's team (USL W League), 4,000 youth players across SE Michigan, including 500+ Detroit youth in Detroit City Youth.



Community Lives in Our Club

Growing the Game

300+ local African American youth introduced to soccer each year through Black Star Initiative



Free girls skills clinic before DCFCW matches



500+ Detroit residents participate in annual DCFL adult co-ed rec league



Community Lives in Our Club

Annual Charity Partners



Community Lives in Our Club

DPSCD Indoor League



16 Detroit schools participate in DCFC's annual free DPSCD Indoor League



Community Lives in Our Club

A Hub for Entrepreneurs + Small Businesses



More than 50% of concessions at DCFC games are provided through independent small businesses.



Detroit City Football Club

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A Winning Tradition



April 19, 2022: Detroit City FC defeats Columbus Crew (MLS) in U.S. Open Cup



2020-2021 Seasons: Set American professional soccer record for longest unbeaten streak



July 7, 2024: DCFC Women Defeat Indy Eleven to win USLW Conference Title



June 25, 2025: Detroit City FC hosts Santos Laguna from Liga MX



Detroit City Football Club

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A Winning Tradition

Today: More national broadcasts than nearly any other American club.



Detroit City Football Club

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Building for the Moment:

Historic Growth Period for Soccer in America

USL announces intention to start new league at same tier as MLS

- USL president says new competition is not a threat to MLS
- Would give USL competitions at every level of men's soccer

Soccer fandom in US at 'all-time high' with new followers growing 57% YoY

For Soccer report finds that those who have become fans in the last year is up 400%.



Forbes

Subscribe! \$1.50/week

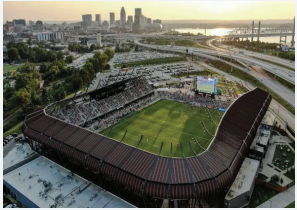
Soccer Fandom Is Booming In America According To New Report



Detroit City Football Club

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Building for the Moment:
Stadium Projects Around USL



Lynn Family Stadium, Louisville City FC



Centreville Bank Stadium, Rhode Island FC

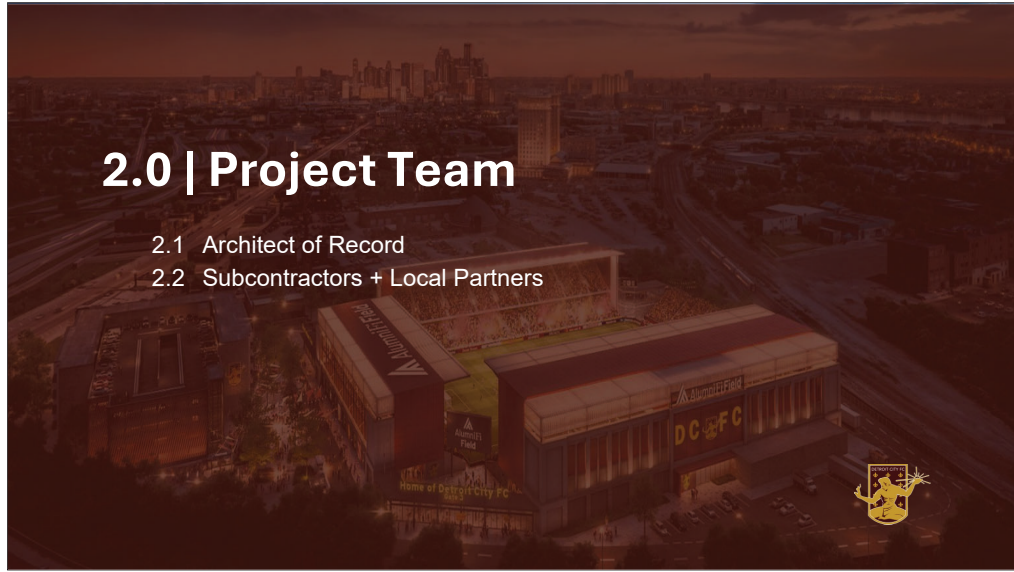


Republic FC Stadium, Sacramento



2.0 | Project Team

- 2.1 Architect of Record
- 2.2 Subcontractors + Local Partners



Architect of Record, HOK



Etihad Park, New York City, USA



Energizer Park, St. Louis, USA



Mercedes Benz Stadium, Atlanta, USA

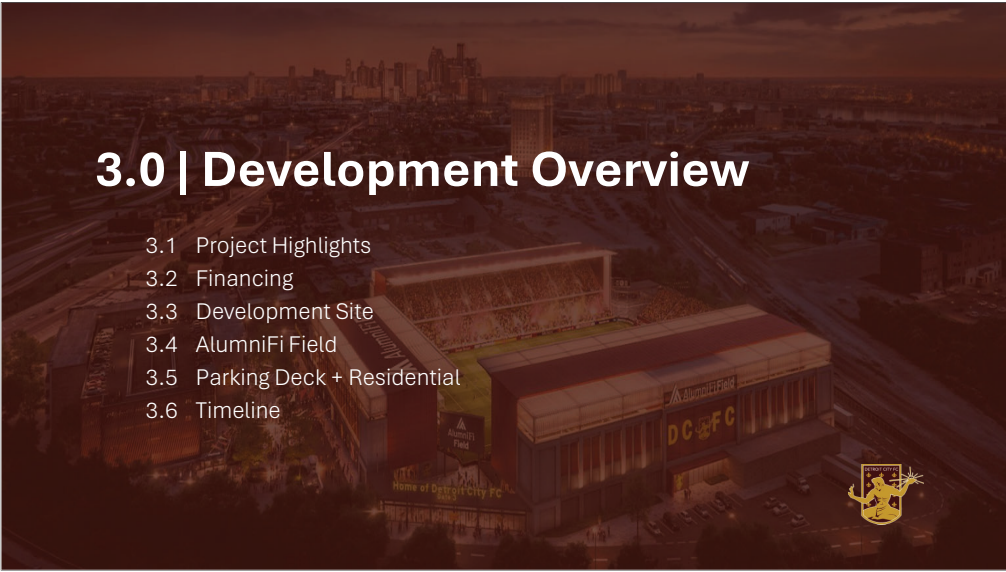


Subcontractors + Additional Partners



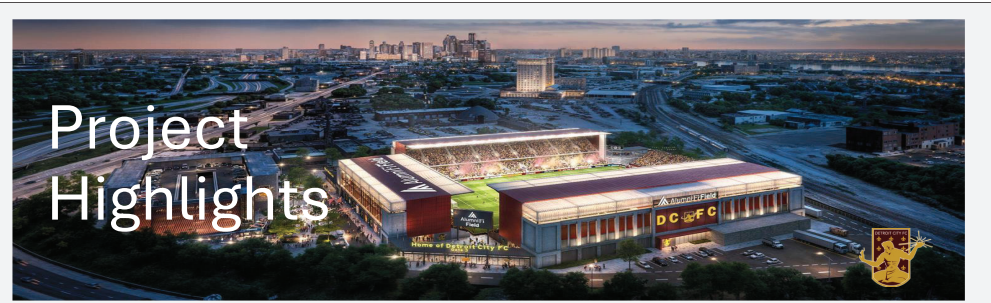
3.0 | Development Overview

- 3.1 Project Highlights
- 3.2 Financing
- 3.3 Development Site
- 3.4 AlumniFi Field
- 3.5 Parking Deck + Residential
- 3.6 Timeline



Project Highlights

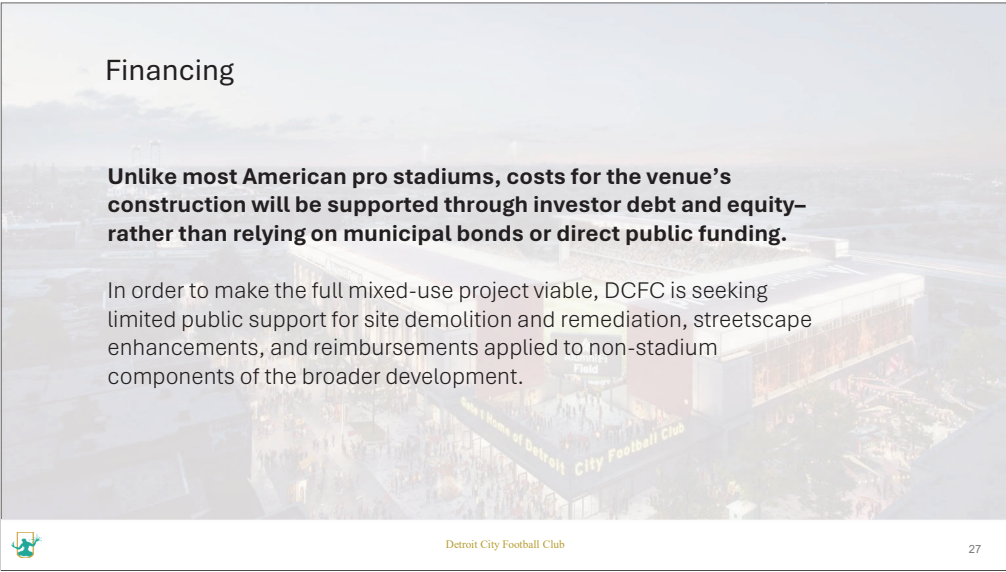
- ✦ 11-acre development site at the intersection of Mexicantown and Corktown in Southwest Detroit (MI Ave. + 20th)
- ✦ Headlined by \$150m soccer-specific stadium with 15,000 capacity set to open for the 2027 season
- ✦ Additional activities include concerts, hosting other collegiate + pro sports, as well as other community events
- ✦ Unlike most American pro stadiums, costs for the venue's construction will be supported through investor debt and equity—rather than relying on municipal bonds or direct public funding
- ✦ \$42m residential + parking complex with 76 affordable units, adjoining 421-space parking deck for both tenant + public parking access
- ✦ 16,000 SF of year-round commercial space off 20th Street, including 2 restaurants
- ✦ Public plaza + activated streetscape for cultural programming and pop-ups, including non-match days



Financing

Unlike most American pro stadiums, costs for the venue's construction will be supported through investor debt and equity—rather than relying on municipal bonds or direct public funding.

In order to make the full mixed-use project viable, DCFC is seeking limited public support for site demolition and remediation, streetscape enhancements, and reimbursements applied to non-stadium components of the broader development.



Development Site



Development Site

Site Plan – North Parcel



Detroit City Football Club

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AlumniFi Field



Detroit City Football Club

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AlumniFi Field

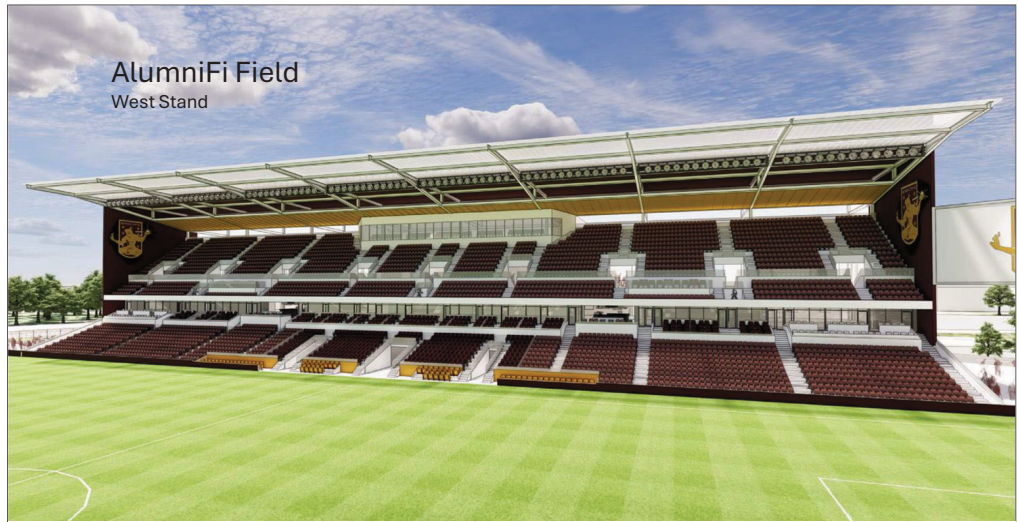


Detroit City Football Club

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AlumniFi Field

West Stand



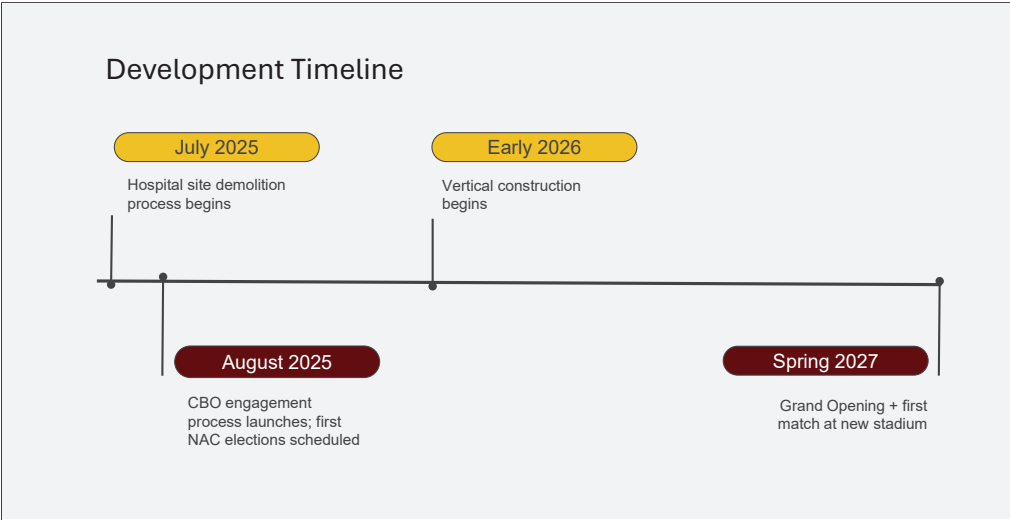
Detroit City Football Club

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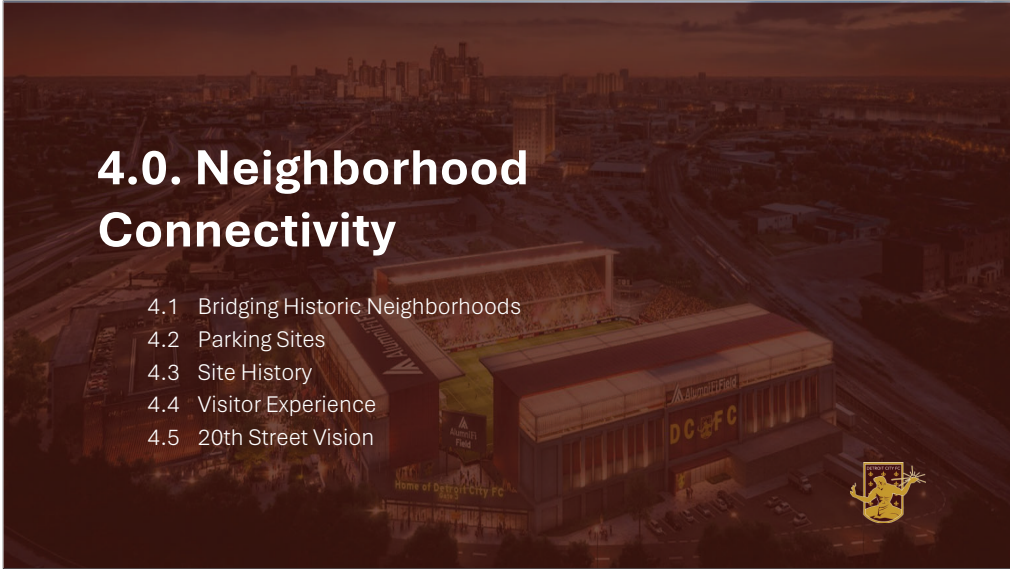
Residential + Parking Complex
 Intersection of Michigan + 20th

- Residential:
- Studio (8)
 - 1 Bedroom (60)
 - 2 Bedroom (8)
 - 60% Average AMI
- Parking Deck:
- 421 Spaces



Development Timeline

- July 2025**
Hospital site demolition process begins
- August 2025**
CBO engagement process launches; first NAC elections scheduled
- Early 2026**
Vertical construction begins
- Spring 2027**
Grand Opening + first match at new stadium



4.0. Neighborhood Connectivity

- 4.1 Bridging Historic Neighborhoods
- 4.2 Parking Sites
- 4.3 Site History
- 4.4 Visitor Experience
- 4.5 20th Street Vision

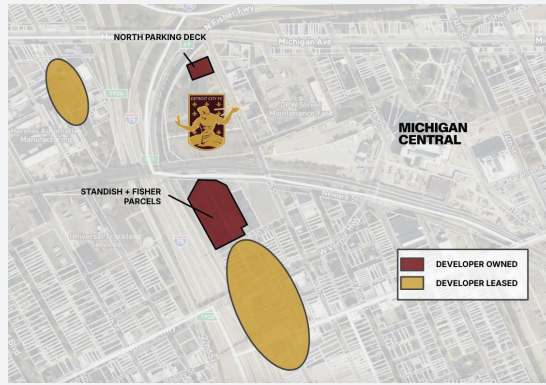


Bridging Historic Neighborhoods:
 Corktown + Mexicantown

Stadium Parking Sites: Developer-Controlled

DCFC is committed to meeting the parking and traffic standards outlined within city code.

Beyond the assets controlled by the team, DCFC is actively working with neighboring businesses and property owners to deliver parking and multimodal transportation solutions that ensure public safety and ease of access to the stadium.



Southwest Detroit Hospital: History + Origin

Southwest Detroit Hospital (1973) was among the first in Detroit to accredit Black physicians and expand healthcare access for the city's African-American community.

DCFC is exploring creative ways to honor the hospital's legacy, and plans to work with the community to shape the stadium's design and experience.



Credit: Photo from the Detroit Free Press archives via HistoricDetroit.org



Visitor Experience: 2025



Visitor Experience: 2025



Visitor Experience:
2027



Detroit City Football Club

Visitor Experience:
2027



Detroit City Football Club

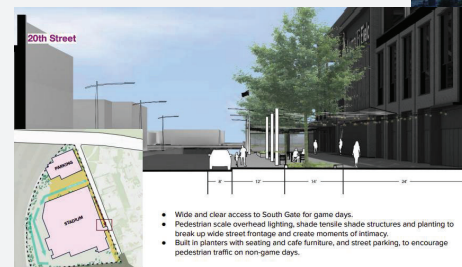
Visitor Experience:
2027



Detroit City Football Club

20th Street Vision

Reimagining 20th street as a traditional commercial corridor and catalyst in support of neighborhood vibrancy.

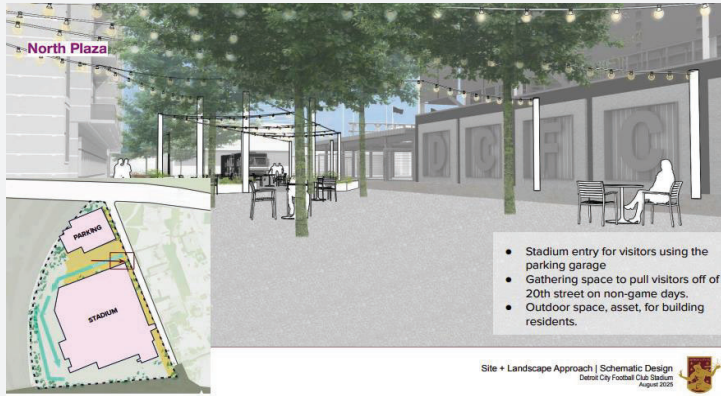


- Wide and clear access to South Gate for game days.
- Pedestrian scale overhead lighting, shade tensile shade structures and planting to break up wide street frontage and create moments of intimacy.
- Built in planters with seating and cafe furniture, and street parking, to encourage pedestrian traffic on non-game days.



Detroit City Football Club

20th Street Vision



Site + Landscape Approach | Schematic Design
Detroit City Football Club Stadium
August 2023



Detroit City Football Club

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What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

**DETROIT'S COMMUNITY BENEFITS ORDINANCE (CBO)
IS THE FIRST SUCH LAW IN A MAJOR U.S. CITY**



**THE CBO WAS
APPROVED BY DETROITERS
DURING THE 2016 ELECTION
AND AMENDED BY CITY COUNCIL IN 2021**

DEFINITION OF COMMONLY USED TERMS

Community Benefits Ordinance (CBO)



IN DETROIT:
A PROCESS FOR DEVELOPERS TO PROACTIVELY ENGAGE WITH THE COMMUNITY TO IDENTIFY AND ADDRESS ANY PROJECT IMPACTS

Community Benefits Agreement (CBA)



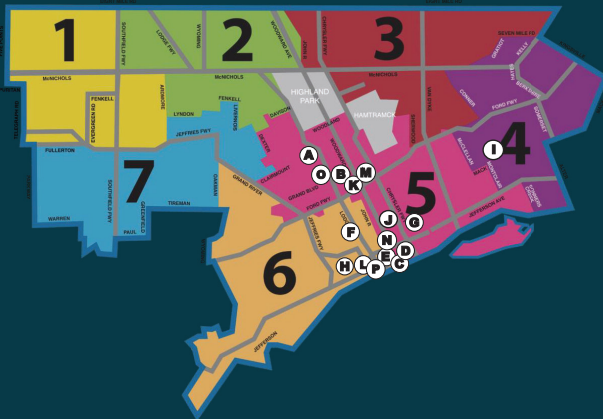
A CONTRACT BETWEEN A LOCAL COMMUNITY AND DEVELOPER THAT REQUIRES DEVELOPER TO PROVIDE SPECIFIC AMENITIES AND/OR MITIGATIONS TO THE LOCAL COMMUNITY OR NEIGHBORHOOD

COMMUNITY BENEFITS ORDINANCE – TIER 1 PROJECTS

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



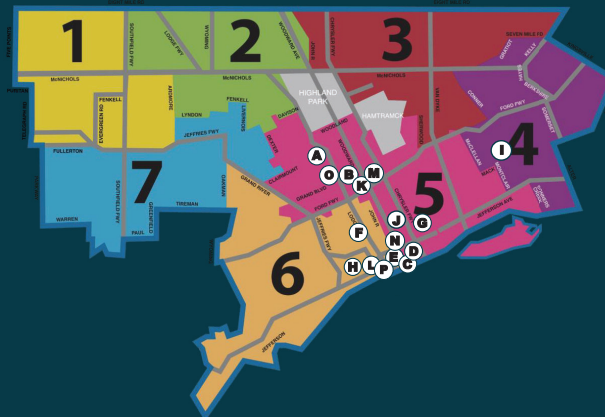
15 TIER 1 CBO PROJECTS COMPLETED SINCE 2017*



- A HERMAN KIEFER - 5 MEETINGS
- B PISTONS - 6 MEETINGS
- C HUDSONS - 5 MEETINGS
- D BOOK TOWER & MONROE BLOCKS - 6 MEETINGS
- E DETROIT FREE PRESS BUILDING - 4 MEETINGS
- F WIGLE: MIDTOWN WEST - 8 MEETINGS
- G LAFAYETTE WEST - 5 MEETINGS
- H MICHIGAN CENTRAL STATION - 8 MEETINGS
- I FIAT CHRYSLER ASSEMBLY PLANT - 8 MEETINGS
- J THE MID - 5 MEETINGS
- K *CASS & YORK (PROCESS SUSPENDED AFTER 7th MEETING)
- L MICHIGAN & CHURCH ST. - 6 MEETINGS
- M FISHER BODY 21 - 9 MEETINGS
- N THE DISTRICT DETROIT - 9 MEETINGS
- O THE FUTURE OF HEALTH - 9 MEETINGS
- P HOTEL AT WATER SQUARE - 7 MEETINGS

CBO OUTCOMES – TRANSFORMATIVE INVESTMENTS

15 Tier 1 Projects Approved Since 2017*



- ~\$11.9 billion in Investment
- 4,131 new housing units
- ~7 million sq ft of new commercial/office space
- ~2.5 million sq ft new industrial space
- 33,300+ estimated Construction Jobs
- 24,600+ estimated Permanent Jobs
- ~\$2 billion estimated net revenue benefit to City of Detroit over next 35 years

NOTABLE CBO PROJECTS SINCE 2017



CBO OUTCOMES - RESIDENT ENGAGEMENT

15

Tier 1 CBO Processes completed since 2017

110+

PUBLIC CBO MEETINGS

131

RESIDENTS have served on Neighborhood Advisory Councils (NACs)

2K+

RESIDENTS have participated in CBO processes

CBO OUTCOMES

Listening to Neighbors = Positive Impact on Development

- It creates an opportunity for meaningful community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The developer has a chance to hear what's important to the community
- The community is better informed about the project and construction timeline
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth



How does the **COMMUNITY BENEFITS ORDINANCE** Work?

PROJECT IMPACT AREA

The planning department (P&DD) reviews the project scope and **defines the impact area**. Impact area includes at least the census tract of the project.

A notice of the first CBO meeting is **mailed to all residents within 300ft of the impact area**.

The impact area is determined to identify **who can serve** on the Neighborhood Advisory Council (NAC) and **who can vote** to select 2 representatives to serve on the NAC.

The CBO process is set up to **focus discussion around the impact area residents**, however all meetings are open to the public and all are welcome to participate in the process.

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR
DETROIT CITY FOOTBALL CLUB STADIUM



FOR PUBLIC MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT
WWW.DETROITMI.GOV/DCFC

HOW TO PARTICIPATE IN THE COMMUNITY BENEFITS (CBO) MEETINGS
PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT THE MEXICANTOWN MERCADO WITH AN OPTION TO WATCH REMOTELY VIA ZOOM. ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON
Mercantown CDC, Mercantown
2826 Bayley St, Detroit, MI 48236
Transit access via DDOT Bus Routes 1 (Vernor) and MoGo Bike Share. Parking is available in adjacent surface lot and on street.

VIEW REMOTELY VIA ZOOM
Register to receive meeting link
Link by phone: +1 313 624 6799
Meeting ID: 888 888 8465
Passcode: 166566

1ST MEETING
THURSDAY AUGUST 21, 2023 AT 6:00 PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING
THURSDAY AUGUST 28, 2023 AT 6:00 PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS
ONLY IMPACT AREA RESIDENTS ATTENDING THE MEETING IN PERSON MAY VOTE

REGISTER AT:
<https://bit.ly/dcfc-cbo>

WHAT IS DETROIT'S COMMUNITY BENEFITS ORDINANCE?
The Community Benefits Ordinance (CBO/DCBO), No. 2021-48, is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2021 and amended by Detroit City Council in 2023.

The project's Impact Area (see map to left) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a new 10-member Neighborhood Advisory Council (NAC) will be established for the community benefits process. Only Detroit residents who live in the Impact Area and are over the age of 18 are eligible to serve on the Neighborhood Advisory Council. Members of the NAC are expected to attend all scheduled public meetings during the CBO process, consisting of at least 5 meetings over a period of 2-3 months. Attend the first CBO meeting on August 21 to learn more about this project and how you can participate in this public process. During the second CBO meeting on August 28, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on August 28 may vote in the NAC election.

With advance notice of open calendar slots, the City of Detroit will provide information on each meeting, including language assistance and reasonable ADA accommodations. Please contact the City Rights Inclusion and Accessibility Department at (313) 624-6799, through the TTY number 711 or email ria@detroitmi.gov to schedule these services.

Mapas de un área impactada de un desarrollo de un sitio de fútbol profesional (proyecto de intervención en las reuniones públicas) incluye la descripción de cómo se seleccionaron y cómo se comunicaron a los residentes de la zona. Para obtener más información, comuníquese con el Departamento de Planificación y Desarrollo, incluya un comentario favorable al 311 de la ciudad y visite www.detroitmi.gov para obtener más información.

LEGAL MEETING NOTICE
Your address is located within the Community Benefits Ordinance (CBO) Impact Area for Detroit City Football Club Stadium development.
Proposed at 2826 Bay St., 2826 Bay St., 2826 Bay St., 2826 Bay St., 2826 Bay St., 2826 Bay St., 2826 Bay St., 2826 Bay St., 2826 Bay St., 2826 Bay St.

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**

CBO TIER 1 PROCESS

Typical Public Meeting Schedule - Ten Weeks

- WEEK 1: PUBLIC MEETING 1** - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT
- WEEK 2: PUBLIC MEETING 2** - IMPACT AREA RESIDENTS VOTE FOR 2 NAC MEMBERS
- WEEK 3: BYE WEEK** for REMAINING NAC APPOINTMENTS & ORIENTATION
- WEEK 4: PUBLIC MEETING 3** - FIRST NAC MEETING & DEGC PRESENTS INCENTIVES PACKAGE
- WEEK 5: PUBLIC MEETING 4** - NAC WORKING SESSION
- WEEK 6: PUBLIC MEETING 5** - NAC PRESENTATION OF IMPACTS
- WEEK 7: PUBLIC MEETING 6** - NAC WORKING SESSION
- WEEK 8: PUBLIC MEETING 7** - DEVELOPER PRESENTS RESPONSES TO IMPACTS
- WEEK 9: PUBLIC MEETING 8** - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT
- WEEK 10: PUBLIC MEETING 9** - IF NEEDED; CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

BEFORE PUBLIC MEETING #3

PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST
- OTHER "ESSENTIAL INFORMATION" AS SPECIFIED IN THE CBO

ONCE TIER 1 MEETINGS ARE COMPLETED



All documents and reports are posted on City of Detroit Website:
Detroitmi.gov/CBO

DETROIT CITY FOOTBALL CLUB - STADIUM



Project's CBO Tier 1

Qualifying Factors

- ~\$192M investment to construct soccer stadium, parking, and housing
- Seeking approval of City of Detroit tax abatements valued at more than \$1M

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

A. Construction

- **Concern:** Noise, dust, mud, vibration, and increased light pollution at night resulting from the construction of a new soccer stadium, housing and parking facilities
- **Concern:** Street and sidewalk restrictions or closures during construction, particularly the interaction between construction activity and the forthcoming reconstruction of Michigan Ave. taking place 2026 – 2027
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Site Design and Vehicular Traffic

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles and support Michigan Ave. Traditional Main Street Overlay
- **Concern:** Light pollution and building designs that may negatively impact birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- **Opportunity:** Creation of new publicly accessible green spaces and connections between Corktown and Southwest Detroit

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

C. Accessibility, Mobility and Traffic

- **Concern:** Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways including to Corktown, Hubbard Richard, Mexicantown and Southwest Detroit. Gameday traffic and Mich Ave. construction
- **Concern:** Locations & coordination of vehicle staging / valet queuing, loading docks for the stadiums during games / events
- **Concern:** Impact of gameday parking on adjacent residential neighborhoods and access to parking facilities for new residents, game day attendees, guests and employees
- **Concern:** Increased vehicular traffic and congestion due to major sporting and entertainment events. Closure of 20th Street on gamedays impacting neighborhood accessibility through the area from SW Detroit to Corktown and adjacent areas
- **Opportunity:** New stadium, housing and public amenities attracting an increased number of visitors and to Corktown, Mexicantown, and surrounding neighborhoods
- **Opportunity:** Create bicycle-friendly access points with bicycle storage/locking stations.
- **Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, and bike share
- **Opportunity:** Enhanced local connectivity between Corktown, Mexicantown, Hubbard Richard, and SW Detroit
- **Opportunity:** Incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements into all buildings, public spaces, and residential developments in the project

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

D. Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Prioritization of hiring Detroit-based contractors and sub-contractors during construction and stadium operations
- **Opportunity:** Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, and hospitality, sports, and entertainment fields

E. Housing and Retail

- **Opportunity:** Creation of 76 new affordable and market rate housing units available in a mix of unit types
- **Opportunity:** Support for existing neighborhood-serving retail businesses, specifically in Corktown and Mexicantown, and the greater Southwest Detroit commercial districts
- **Opportunity:** Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

F. Sustainability and Environment

- **Concern:** Energy efficiency and reducing carbon footprint of construction and operations of new stadium, parking facilities and housing
- **Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** Utilization of commercial on-site recycling and composting services for stadium operations and housing units

Serving on the
**NEIGHBORHOOD
ADVISORY
COUNCIL**

CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC) Selection - 9 Members

2

COMMUNITY
SELECTIONS



3*

APPOINTED
BY COUNCIL
MEMBERS



4

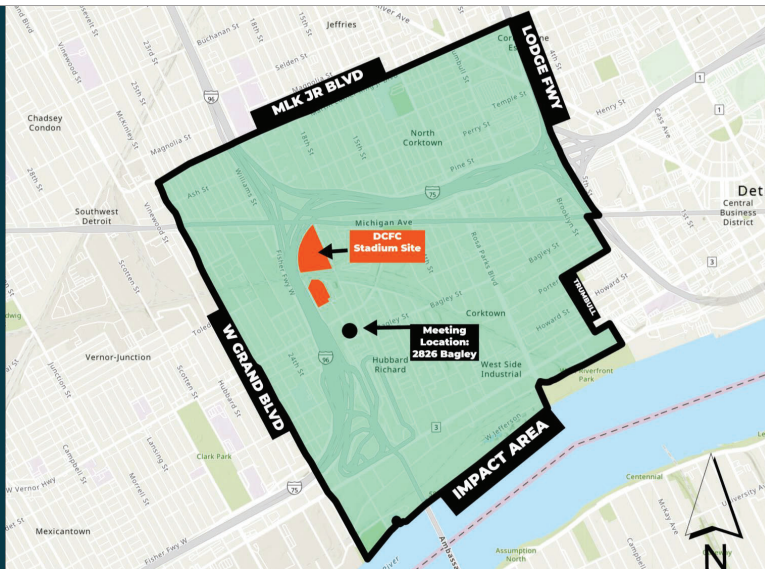
APPOINTED BY
PLANNING &
DEVELOPMENT



*Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area

**Detroit
City
Football
Club
Stadium:**

**CBO
IMPACT
AREA**

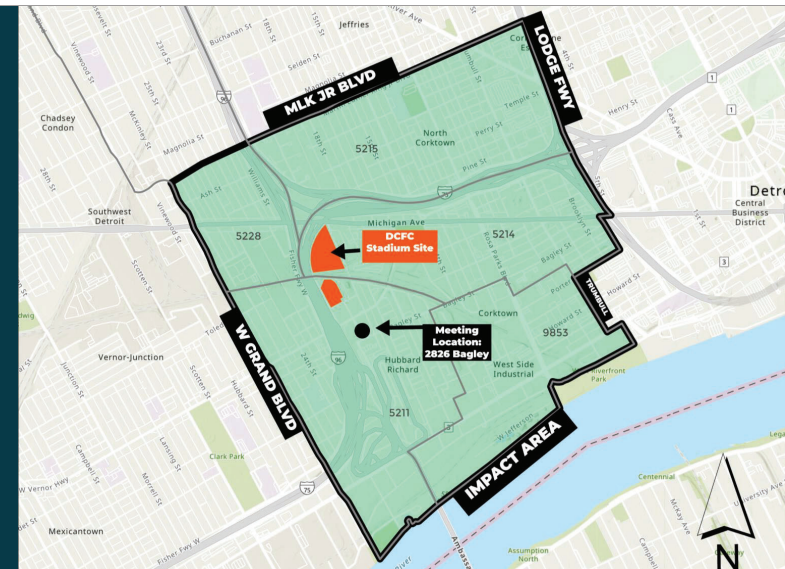


PROJECT IMPACT AREA

**5,258
Residents**

**4,214 Mailed
Notices**

**Based on
Census
Boundaries
per the CBO**



NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

REQUIRED DUTIES

- 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 and must declare any conflicts of interest.
- 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.

CBO TIER 1 PROCESS

DCFC Stadium CBO Meeting Schedule – Aug – Oct 2025

WEEK 1: THURSDAY AUG. 21 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: THURSDAY AUG. 28 - IMPACT AREA RESIDENTS VOTE FOR 2 NAC MEMBERS

WEEK 3: BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION

WEEK 4: THURSDAY SEPT. 11 - FIRST NAC MEETING & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 5: THURSDAY SEPT. 18 - NAC WORKING SESSION

WEEK 6: THURSDAY SEPT. 25 - NAC PRESENTATION OF IMPACTS

WEEK 7: THURSDAY OCT. 2 - NAC WORKING SESSION

WEEK 8: THURSDAY OCT. 9 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 9: THURSDAY OCT. 16 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 10: THURSDAY OCT. 23 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

BEFORE PUBLIC MEETING #3

PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST
- OTHER "ESSENTIAL INFORMATION" AS SPECIFIED IN THE CBO

NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- OPEN TO RESIDENTS OVER 18 WHOSE PRIMARY RESIDENCE IS IN IMPACT AREA
- VERIFY YOUR NAME, CONTACT INFORMATION AND ADDRESS – *Show ID or other proof of address*
- CANDIDATES MUST PUT THEMSELVES FORWARD TONIGHT TO BE CONSIDERED FOR ANY NAC SEATS - EITHER ELECTED OR APPOINTED
- MUST DECLARE ANY CONFLICTS OF INTEREST AS DEFINED IN CBO – SIGN AFFIDAVIT
- MUST BE AVAILABLE TO ATTEND ALL PUBLIC CBO MEETINGS
- EACH CANDIDATE WILL HAVE 2 MINUTES TO SPEAK ABOUT WHY THEY WANT TO SERVE
- **ATTN: NAC NOMINEES SHOULD BE AVAILABLE FOR ORIENTATION ON THURSDAY SEPTEMBER 4**

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – AFFIDAVIT OF ELIGIBILITY

AFFIDAVIT OF PROSPECTIVE MEMBER OF THE DETROIT CITY FOOTBALL CLUB STADIUM NEIGHBORHOOD ADVISORY COUNCIL

- I, _____, being first duly sworn, state the following:
- I am over eighteen (18) years of age.
 - My primary residence is in the City of Detroit within the area bounded by Martin Luther King Blvd. to the north, the Lodge (M-10) Fwy, 6th St., Trumbull St., 8th St., and Rosa Parks Blvd. to the east, the Detroit River and W. Jefferson Ave. to the south, and W. Grand Blvd. to the west, (the "Impact Area") and I have provided proof of such residency to the City of Detroit.
 - I am not an agent, employee, representative, or official of Detroit City Football Club, LLC, or any of their affiliates or subsidiaries involved in the development of real property located at 2401 20th St., 2201 20th St., 2301 20th St., 3050 W. Fisher Fwy, and 3009 Standish St. Detroit, MI 48216 (collectively, the "Properties").
 - I am not an employee of any department of the City of Detroit, or any authority directly involved with the development of the Properties.
 - I do not have any financial interest, direct or indirect, in Detroit City Football Club, LLC, or any of their affiliates or subsidiaries involved in the development of the Properties.
 - None of my immediate family as defined in Sec. 2-5-3 of the 2019 Detroit City Code have any financial interest, direct or indirect, in Detroit City Football Club, LLC, or any of their affiliates or subsidiaries involved in the development of the Properties.
 - I understand the responsibility of Neighborhood Advisory Council (NAC) members and public servants to avoid potential conflicts of interest during the community benefits process and to disclose potential conflicts of interest as required by the Ethics Requirements of the 2019 Detroit City Code (Sec. 2-5-1 through 2-5-72). During my service as a member of the NAC for the proposed development referenced above, I will disclose any potential conflict of interests to the City of Detroit Planning and Development Department in accordance with the Community Benefits Ordinance (Chapter 12, Article VIII of the 2019 Detroit City Code).

Date: _____ [Signature of Affiant]
 STATE OF MICHIGAN)
)
 COUNTY OF WAYNE)

The foregoing instrument was signed and sworn before me in Wayne County, Michigan, on _____, 2025 by _____

Print Name: _____
 Notary Public, Wayne County, Michigan
 My commission expires: _____
 Acting in the County of Wayne

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – HOW TO VOTE

- COMPLETE BALLOT: YOUR NAME & ADDRESS, 2 CANDIDATE CHOICES, AND YOUR SIGNATURE
- ONLY 1 VOTE PER CANDIDATE
- DEPOSIT IN BALLOT BOX
- ONLY IMPACT AREA RESIDENTS ELIGIBLE TO VOTE

DCFC STADIUM

Please vote for two candidates.

I, _____ a resident
(your name)

of _____ vote for...
(your address)

_____ (name of candidate 1)

_____ (name of candidate 2)

to represent my community on the Neighborhood Advisory Council (NAC) during the community benefits process of the Detroit City Football Club Stadium development project.

By signing below, I attest that I currently reside in the Impact Area.

Sign Your Name: _____

VERIFIED BALLOT

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – HOW TO VOTE

- COMPLETE BALLOT: YOUR NAME & ADDRESS, 2 CANDIDATE CHOICES, AND YOUR SIGNATURE
- ONLY 1 VOTE PER CANDIDATE
- DEPOSIT IN BALLOT BOX
- ONLY IMPACT AREA RESIDENTS ELIGIBLE TO VOTE



NEIGHBORHOOD ADVISORY COUNCIL (NAC) – CANDIDATES

- Victor Abl
- Mari Anzicek
- Jonathan Barth
- Jack Barthwell
- Adam Barrett
- Sam Butler
- Sheila Cockrel
- Michael Dorantes
- Martina Guzman
- Matthew Gray
- Elena Herrada
- Olivia Hubert
- Charles Kosanke
- Danielle Manley
- Daniel Patton
- Blandina Rose-Willis
- Andres Ruiz
- Taurean Thomas
- Jamie Walters
- Brianna Williamson

General Q & A



Comment cards also available

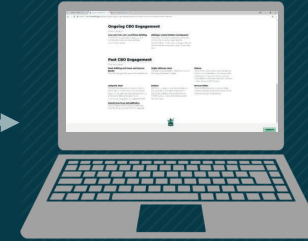
NEIGHBORHOOD ADVISORY COUNCIL (NAC) – ELECTION RESULTS

- Victor Abia: 0 votes
- Mari Anzicek: 14 votes
- Jonathan Barth: 4 votes
- Jack Barthwell: 1 votes
- Adam Barrett: 12 votes
- Sam Butler: 17 votes
- Shelia Cockrel: 10 votes
- Michael Dorantes: 2 votes
- Martina Guzman: 41 votes
- Matthew Gray: 6 votes
- Elena Herrada: 19 votes
- Olivia Hubert: 7 votes
- Charles Kosanke: 5 votes
- Danielle Manley: 24 votes
- Daniel Patton: 9 votes
- Blandina Rose-Willis: 5 votes
- Andres Ruiz: 6 votes
- Taurean Thomas: 4 votes
- Jamie Walters: 18 votes
- Brianna Williamson: 31 votes

Remaining NAC Members to be appointed by City Council and PDD will be announced via email and CBO website - <http://www.detroitmi.gov/dcfc>

CITY OF DETROIT CBO WEBSITE

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



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DCFC

ANTICIPATED DCFC PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2025		SEPTEMBER 2025		
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	21-Aug				
Meeting 2 - NAC Selection (2 members selected by the public)		28-Aug			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of 9/1		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				11-Sep	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					18-Sep

ANTICIPATED DCFC PUBLIC CBO MEETING SCHEDULE

Public Meetings	SEPTEMBER	OCTOBER 2025			
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	25-Sep				
Meeting 6 - NAC Working Session		2-Oct			
Meeting 7 - Developer Presents Responses to Community Benefits			9-Oct		
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement				16-Oct	
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement					23-Oct

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

What Comes Next

Next CBO Meeting:

Thursday September 11th at 6pm

Doors at 5:30 for Registration and Refreshments

- 1st Meeting with Seated Neighborhood Advisory Council
- Project Details and DEGC Financial Analysis
- In-person meeting at: Mexicantown CDC Mercado – 2826 Bagley St.
- Remote access via Zoom
- Meeting registration at: <https://bit.ly/dcfc-cbo>
- All project notices and documents will be available at www.detroitmi.gov/dcfc



What Comes Next

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Scan QR Code to Register for Meetings!

Appendix 6.

**COMMUNITY BENEFIT PUBLIC MEETING #3
PRESENTATION:**

**DCFC STADIUM FINANCIAL INCENTIVES AND
PROJECT DETAILS**



DCFC DEVELOPMENT
DEGC Analysis

PRESENTATION OVERVIEW

- 01 PROJECT EXECUTIVE SUMMARY**
- 02 WHO IS DEGC?**
- 03 TAX INCENTIVE OVERVIEW**
- 04 BUT-FOR ANALYSIS**
- 05 BROWNFIELD TAX INCREMENT FINANCING (TIF)**
- 06 NET FISCAL IMPACT**
- 07 WHY THIS IS A GOOD DEAL FOR DETROIT?**





DCFC DEVELOPMENT
EXECUTIVE SUMMARY

\$198M	142	1,030	\$14.3M	\$745.7M
ESTIMATED INVESTMENT	NEW DIRECT FTE JOBS	CONSTRUCTION JOBS	30-YEAR NET FISCAL BENEFIT	NEW 30-YEAR LOCAL VISITOR SPENDING

PROJECT DETAILS

- New 15,000 Seat Stadium for DCFC
- Mixed-Use Building
 - 421 Space Parking Deck
 - 8,500 Square Feet of Retail
 - 76 Residential Units – 68 Affordable Units (60%-80% AMI)
 - 680 Space Surface Parking

REQUESTED INCENTIVES

- PA 381 – Brownfield TIF
- PA 255 – Commercial Facilities Exemption
- PA 210 – Commercial Rehabilitation Act

ALL INCENTIVES ARE PERFORMANCE BASED AND CONTINGENT ON THE PROJECT BEING COMPLETED

WHO IS DEGC?





DETROIT ECONOMIC GROWTH CORPORATION (DEGC)

WHAT IS DEGC?


- Established in 1978 by Mayor Coleman Young as a private, non-profit organization
- Lead economic development organization supporting small businesses, real estate development, business attraction & retention in the City of Detroit
- Staff public authorities, including Downtown Development Authority (DDA) and Detroit Brownfield Redevelopment Authority (DBRA)

WHY IS DEGC HERE?

- Review the development details to confirm:
 - Request for incentives is necessary (“but-for” analysis)
 - Incentives are in the City’s best financial interest (net fiscal benefits analysis)








TAX INCENTIVE OVERVIEW



TAX INCENTIVE OVERVIEW






POLICY OBJECTIVES

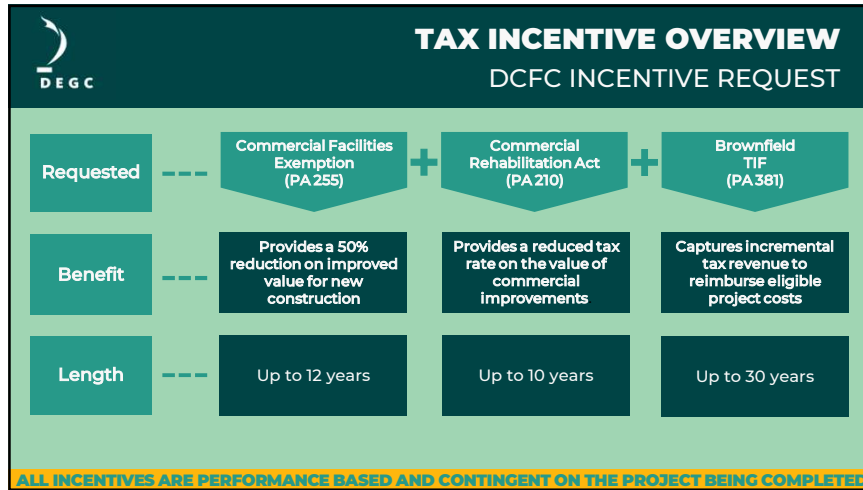
 <p>Competitively Drive Business Attraction, Expansion & Job Creation</p>	 <p>Support Financially Feasible Development; Offset Rising Construction Costs & Interest Rates through Financial Underwriting</p>	 <p>Activate Vacant Land or Rehabs Blighted, Contaminated & Obsolete Structures</p>	 <p>Generate Net New Fiscal Impact</p>
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TAX INCENTIVE OVERVIEW

COMMUNITY CONCERNS

-  **DO NOT take City money and give that money to developers**
-  **ONLY recommended if there is a net benefit to the City**
-  **ARE NOT granted without accountability or oversight**
-  **DO NOT deliver benefits until developments are completed**
-  **ARE NOT exclusive to downtown developments**



WHAT IS A TAX INCENTIVE? PUBLIC SUPPORT vs PUBLIC FINANCING

The DCFC Stadium will not be directly financed using public funds

TYPICAL STADIUM FINANCING	DCFC STADIUM FINANCING
<ul style="list-style-type: none"> Stadiums & arenas are mostly owned and financed through a tax-exempt entity. For example: stadium authorities and public education institutions. In these cases, the taxpayers are funding much of the project and are ultimately responsible for repayment of debt. 	<ul style="list-style-type: none"> The DCFC Stadium will be privately financed through developer/owner equity and private debt. No direct public funding will be issued for this project and property taxes are generated on the site. In this case, the developers are responsible for repayment of debt and equity returns.

TAX INCENTIVES ONLY IMPACT FUTURE TAX REVENUES THAT ARE GENERATED FROM NEW DEVELOPMENT

WHAT IS A TAX INCENTIVE? STADIUM PUBLIC FINANCING

Stadium	Total Costs	Public Funding Amount	Private Funding Amount	Public Funding %	Private Funding %	Public Funding Sources
Ford Field	\$225.0M	\$105.0M	\$120.0M	47%	53%	City of Detroit, DDA, Wayne County
Comerica Park	\$283.6M	\$135.0M	\$148.6M	48%	52%	DDA, MSF, Wayne County
Little Caesars Arena	\$862.9M	\$324.1M	\$538.8M	38%	62%	DDA, MSF
DCFC Stadium	\$153.0M	N/A	\$153.0M	N/A	100%	N/A

BUT-FOR ANALYSIS

DEGC “BUT-FOR” ANALYSIS
DEMONSTRATED NEED FOR INCENTIVE

Q: COULD THIS PROJECT HAPPEN WITHOUT INCENTIVES?

A: THIS PROJECT COULD NOT HAPPEN WITHOUT INCENTIVES

1. The project **would not** be able to receive financing without the incentives.
2. The project **would not** be worth investing in without the incentives.

DEGC “BUT-FOR” ANALYSIS
KEY UNDERWRITING METRICS

DEBT SERVICE COVERAGE RATIO (DSCR)
The ability for the developer to pay its mortgage payments after accounting for revenues and expenditures. In general, lenders require DSCR of 1.2x.

RETURN ON INVESTMENT (ROI)
An approximate measure of an investment’s profitability

DEGC “BUT-FOR” ANALYSIS
DCFC UNDERWRITING

DEGC Guidelines DSCR: Not to Exceed 1.5x Developer Return Less than 10%	Project Analysis <i>without</i> Incentives		Project Analysis <i>with</i> Incentives	
	DSCR: 1.01x	→	DSCR: 1.27x	
	Returns: -0.13%	→	Returns: 4.75%	

DEGC “BUT-FOR” ANALYSIS
PREVIOUS YEAR’S RETURNS

Returns for DCFC are well below the average investment returns for other Detroit development projects


Year	Average Return	DCFC	10-Year US Treasury Bond Rate
2023	6.40%	4.75%	4.09%*
2024	6.08%		


*As of 9/5/2025

BROWNFIELD TAX INCREMENT FINANCING (TIF)




BROWNFIELD TIF
PUBLIC ACT 381






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


BROWNFIELD TIF
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 or Blighted

Must be confirmed by City Assessor (Public nuisance, utilities disconnected, tax reverted, subsurface debris)



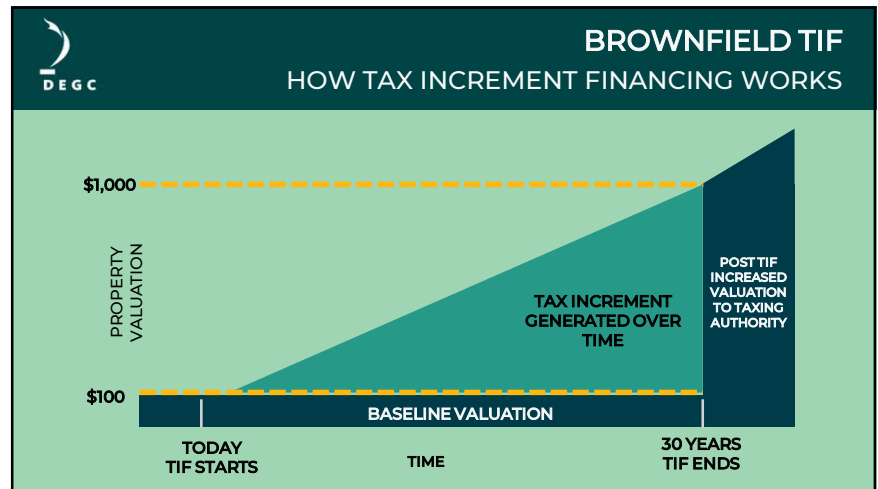
Housing Property

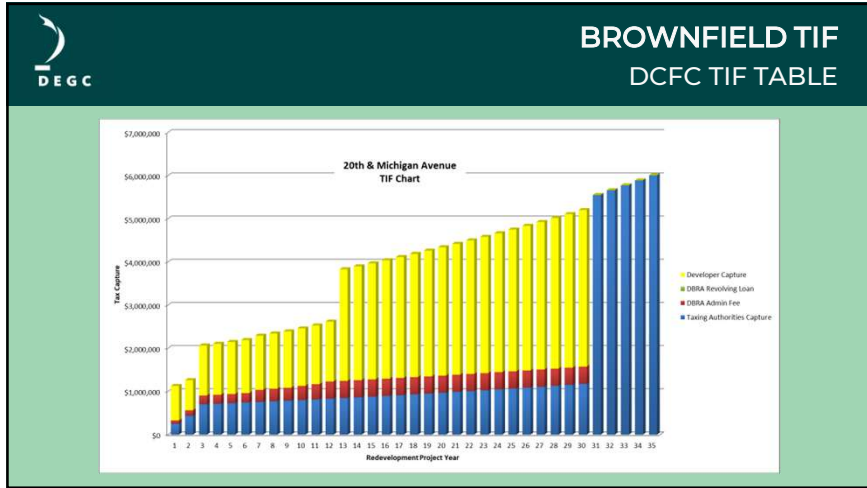
A property occupied or will be occupied by households at or below 120% AMI including at least 20% of units at 80% AMI



Adjacency

Parcels directly adjacent to an eligible property





BROWNFIELD TIF ELIGIBLE ACTIVITIES

ENVIRONMENTAL/ EGLE		NON-ENVIRONMENTAL/ MSF		HOUSING/ MSHDA		
STUDIES & PLANNING:	\$396K	ABATEMENT & DEMO	\$3.9M	60% AMI	8 UNITS	\$5.4M
REMEDIATION:	\$6.1M	PUBLIC INFRASTRUCTURE:	\$2.7M	80% AMI	60 UNITS	\$31.6M
		PARKING DECK:	\$14.9M			
		SITE PREPARATION:	\$9.2M			
TOTAL:	\$6.5M	TOTAL:	\$30.7M	TOTAL:	68 UNITS	\$37.0M

GRAND TOTAL
\$74.2 MILLION

*Includes original demo-only Brownfield Plan eligible activities

NET FISCAL IMPACT


DEGC NET FISCAL IMPACT

CITY OF DETROIT 30-YEAR FISCAL BENEFIT

NO DEVELOPMENT 30-YEAR CITY BENEFIT		DEVELOPMENT 30-YEAR CITY BENEFIT	
CITY PROPERTY TAX:	\$2.1M	CITY PROPERTY TAX:	\$5.1M
CITY INCOME TAX:	\$0	CITY INCOME TAX:	\$7.3M
UTILITY USER'S TAX:	\$0	UTILITY USER'S TAX:	\$904K
MISC. TAXES & FEES:	MINIMAL	MISC. TAXES & FEES:	\$5.6M
COST OF CITY SERVICES:	MINIMAL	COST OF CITY SERVICES:	(\$4.6M)
TOTAL:	\$2.1M	TOTAL:	\$14.3M

CURRENT ANNUAL FISCAL BENEFIT \$71K/YEAR	AVERAGE ANNUAL FISCAL BENEFIT \$478K/YEAR
--	---

NEW ANNUAL VISITOR SPENDING GENERATED WITHIN LOCAL DETROIT ECONOMY
\$24.9 MILLION/YEAR AVERAGE



DEGC NET FISCAL IMPACT

DCFC VISITORS ECONOMIC IMPACT

Event Type	Event Count	Average Attendance	Average Visitor Spending \$46.69
DCFC Men's League	17	10,228	Local Dining
DCFC Men's Non-League	1	6,240	Local Bar & Refreshments
DCFC Women's League	6	1,500	Local Retail
Non-DCFC Events	20	10,228	Transportation

393,676 x \$46.69 = \$18.4M


TOTAL ANNUAL VISITORS AVERAGE VISITOR SPENDING LOCAL ECONOMIC IMPACT

➔

\$745.7M

30-YEAR LOCAL ECONOMIC IMPACT (\$24.9M ANNUAL AVG)

LOCAL ECONOMIC IMPACT BASED ON DATA PROVIDED BY DETROIT CITY FC and VISIT DETROIT



DEGC NET FISCAL IMPACT

DCFC SUMMARY


TOTAL TAX INCENTIVES CONTRIBUTED TO THE PROJECT	
PA 210 Commercial Rehabilitation Act	\$1.8 MILLION
PA 255 Commercial Facilities Exemption	\$12.0 MILLION
PA 381 Brownfield TIF Reimbursement	\$74.2 MILLION
Est. Total Incentives Over 30 Years	\$88.0 MILLION

TOTAL NET FISCAL BENEFIT TO THE CITY OF DETROIT	
30-Year City Net Fiscal Benefit^[1]	\$14.3 MILLION
30-Year Total Local Economic Impact from Visitor Spending^[2]	\$745.7 MILLION
30-Year Total Economic Impact	\$760 MILLION

^[1] DEGC Estimates
^[2] Based on data provided by DCFC and Visit Detroit

ALL INCENTIVES ARE PERFORMANCE BASED AND CONTINGENT ON THE PROJECT BEING COMPLETED

WHY IS THIS A GOOD DEAL FOR DETROIT?





WHY IS THIS A GOOD DEAL FOR DETROIT?



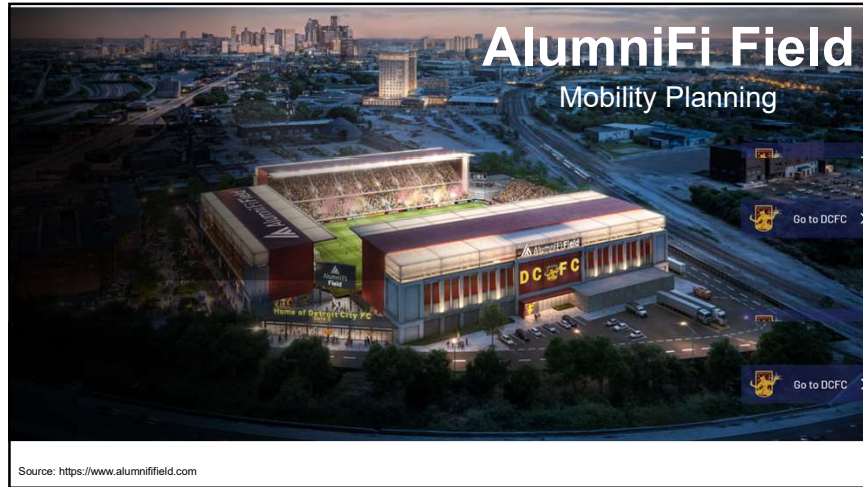
The New DCFC Stadium will:

- Eliminate blight
- Reenvision an underutilized area by activating a vacant, abandoned site with new, exciting uses
- Provide better connection between Corktown and the surrounding neighborhoods
- Bring 142 FTE new jobs + 1,030 construction jobs and opportunities for Detroiters
- Generate \$24.9M annually in new economic activity from DCFC visitors & attendees
- Create opportunity to expand interest and build community within the sport of soccer

Appendix 7.

COMMUNITY BENEFITS PUBLIC MEETING #4:

**DCFC STADIUM PARKING AND MOBILITY
PRESENTATION**



wsp

Agenda

01 Project Background	04 Benchmarking
02 Traffic Impact Analysis Overview	05 Next Steps
03 Mobility Planning	06 Open Discussion

wsp

WSP Michigan Local Team Experience

- City of Detroit On-Call Traffic Engineer
- MDOT Metro Region On-Call Traffic Engineer
- City of Detroit and MDOT Traffic Signal Design
- Co-Located with Intelligent Transportation Systems (ITS) Design Staff
- Local Agency Support: City of Detroit, MDOT, and Wayne County

Traffic Engineering Services		
Traffic Operations	Transportation Planning	Road Safety and Engineering
Traffic Signal Design	Maintenance of Traffic (Construction)	Advanced Traffic Modeling
Event Management and Traffic Planning	Traffic Operations Center (TOC) Support	Development Planning Support

Image Sources: Google Earth, U-M Campus Plan 2050 Project Website, Henry Ford Health press release

wsp

Adam J. McArthur, PE, PTOE

Michigan Traffic Group Manager

Education

MS, Civil Engineering, Wayne State University, Detroit, MI
 BS, Civil Engineering, Lawrence Technological University, Southfield, MI

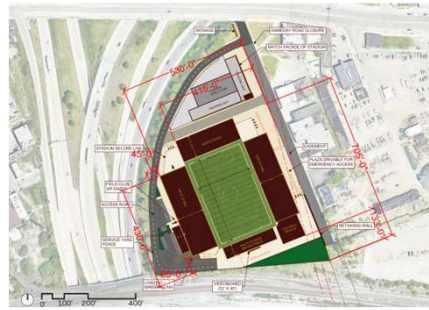
Key Projects

- **Traffic Analysis and Site Planning Support**
 - Henry Ford Health: Main Campus (Detroit) Expansion
 - Olympia Development: District Detroit
 - Bedrock: Gratiot Site
- **Transportation Planning**
 - University of Michigan: Campus Plan 2050 – Mobility Analysis and Planning
 - University of Pittsburgh: Campus Plan (2024-2025) – Mobility Analysis and Planning
- **Public Agency Traffic and Safety**
 - MDOT: Metro Region – Operations Analysis (Various Locations)
 - MDOT: Central Signal Office – Statewide As-Needed Support
 - MDOT: Grand River (M-5) – Traffic Signal Optimization
 - MDOT: Central Office - Road Safety Audit Facilitation (Various Locations)
 - Southeast Michigan Council of Governments (SEMCOG): Road Safety Audit Facilitation (Various Locations)
 - City of Detroit: Traffic Signal Optimization (Various Locations)



Project Background

- Traffic Impact Analysis
 - Completed per City of Detroit ordinance
 - Primarily assesses vehicular impacts
 - Includes impact mitigation recommendations
- Mobility Planning
 - Evaluate the potential for active transportation and transit mobility in context with proposed site
 - Research existing soccer stadium developments in urban context to provide reference mobility benchmarks
 - Provide recommendations for site plan improvements and operational support on matchday



AlumnifI Stadium - Early Concept Plan



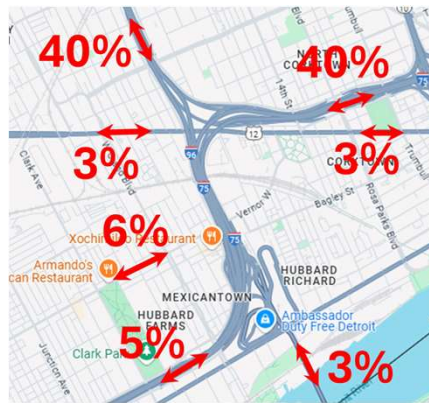
Traffic Impact Analysis Vehicles

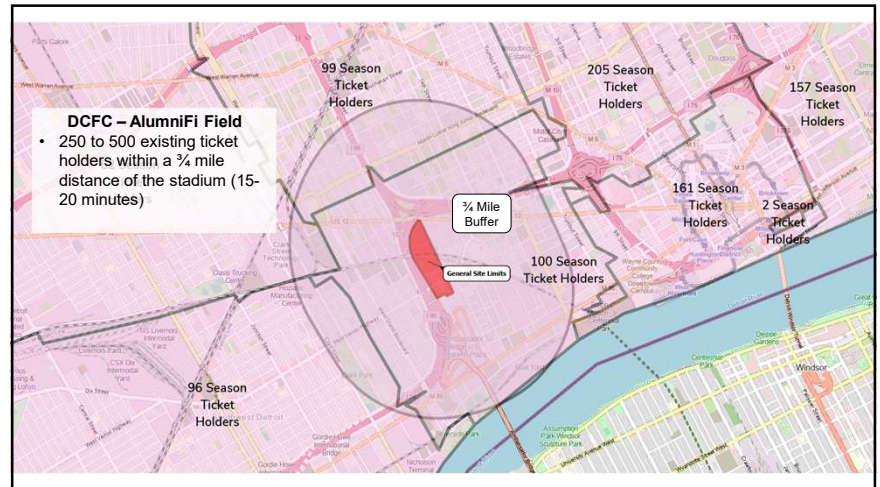
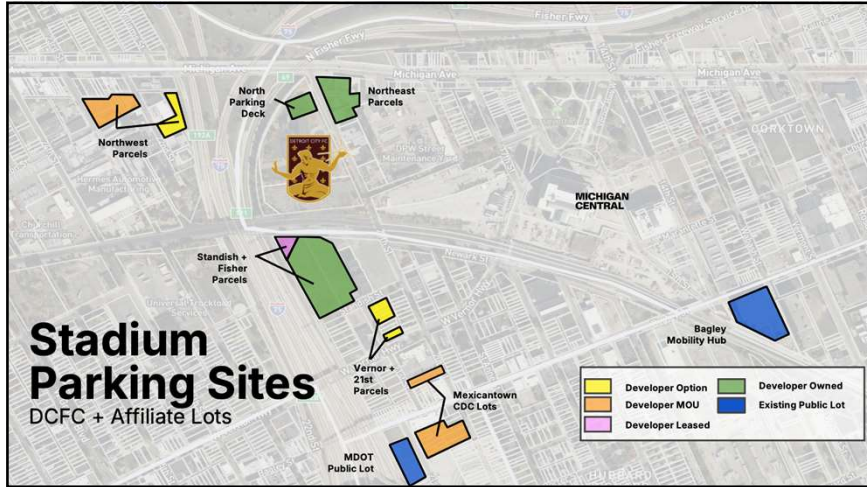
- Analyzed proposed site plan in context with local roadway network to identify traffic impacts and propose mitigations
- Data collection took place on a Friday during PM peak (4:00 PM – 7:00 PM), and evening egress (9:00 PM – 10:00PM) on a day with a public concert at Michigan Central station and a Tiger's game downtown at Comerica Park.
 - Sixteen (16) intersections were counted
 - Full saturation was assumed
 - Existing roadway geometry was modeled

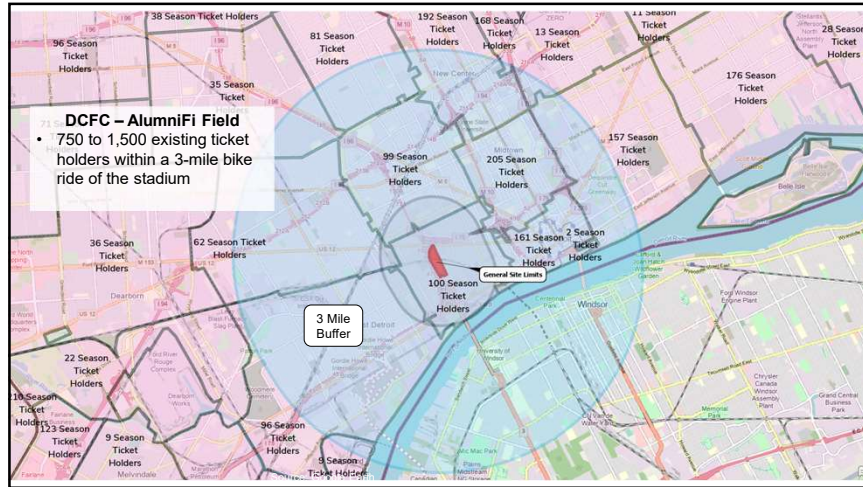


Expected Trip Distribution Vehicles

- Developed based on event data collected as part of previous traffic impact studies WSP conducted for the District Detroit for Little Caesars Arena
- Includes assumptions related to local roadway and freeway traffic based on event ticket holder data and anticipated routing during saturated event conditions
- Two (2) alternative egress routes seeking Michigan Ave are shown
- Six (6) traffic analysis zones were used to assign and distribute local roadway traffic within the model based on these distributions and the most logical available route







wsp

AlumniFi Field Mobility Planning

- Assumed 2.65 people per vehicle for personal vehicles and rideshare/taxi based on *Planned Special Event Vehicle Occupancy Factors* for sporting events from the Federal Highway Administration (FHWA) final report on *Managing Travel for Planned Special Events*
- 2/3rds of existing season ticket holders within 3 miles of AlumniFi are anticipated to walk, bike, scooter or ride transit instead of taking a personal vehicle.

Mode of Transport	Distribution		People		Vehicles	
	Min	Max	Max Expected	Max Expected	Max Expected	Max Expected
Walking	1%	3%	450		0	
Bikes and Scooters	1%	3%	450		450	
Personal Bikes	0.3%	0.3%	50		50	
Shared Micromobility (MOGO, Lime, Spin, Bird)	0.7%	2.7%	400		400	
Public Transit	2%	4%	600		22	
Private Shuttle	4%	5%	750		30	
Rideshare and Taxis	15%	25%	3,750		1,450	
Personal Vehicle	40%	60%	9,000		3,400	
Total Attendance			15,000			

2,500 spaces are provided on-site; ~900 excess vehicles under "max" scenario

wsp

Parking Benchmark

- There are 10 on-site spaces provided per 100 event goers on average based on the reference benchmark data
- The proposed AlumniFi Field site plan includes 17 on-site spaces per 100 event goers, which provides for 1,000 additional on-site spaces when compared to an application of the study average (1,500 spaces for 15,000 people)

Team	Stadium	Opening Year	Capacity	On-Site Parking Spaces	Shared/Off-Site Parking
North Carolina FC	WakeMed Soccer Park	2002	10,000	2,600	Nearby Fenton Mall accommodates overflow
Detroit City FC	AlumniFi Field	2027	15,000	2,500	TBD
KC Current	CPKC Stadium	2024	11,500	1,700	Nearby on-street and market area parking, free shuttle to KC Streetcar. Located near two other sports venues which provide supplemental parking
Columbus Crew	Lower.com Field	2021	20,139	1,500	Located near CSD with several public parking options
FC Cincinnati	TQL Stadium	2021	26,000	1,220	
Austin FC	Q2 Stadium	2021	20,500	800	5,000
Minnesota United	Allianz Field	2019	19,400	780	11 nearby partner facilities and lots to support demand
San Antonio FC	Toyota Field	2013	13,000	550	3,000
Pittsburgh Riverhounds	Highmark Stadium	2013	5,000	0	3,500

wsp

Mobility Benchmarking

Overview of Accommodations

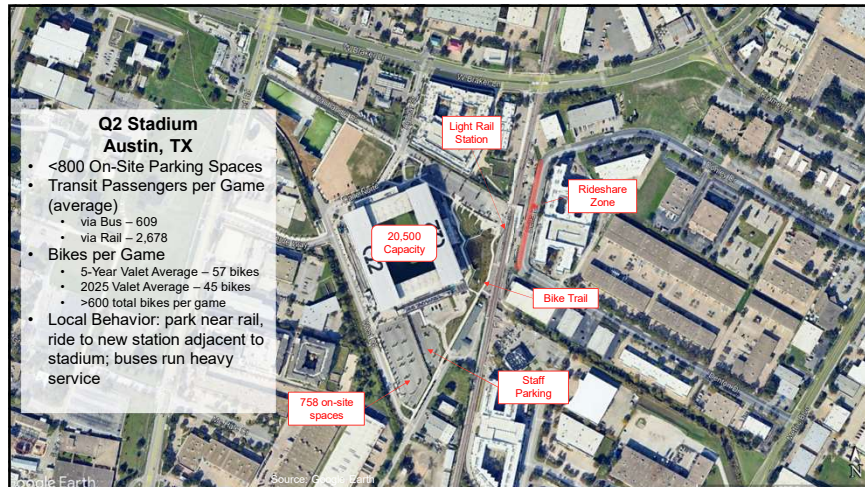
Mode	AlumniFi Field DCFE	Lower.com Field Columbus Crew	TQL Stadium Cincinnati FC	Q2 Stadium Austin FC
Walking	From nearby parking and residential	From nearby parking and residential	From Central Business District and parking	From nearby parking and residential
Bikes/Scooters	Four nearby MOGO stations • Extensive micromobility options	Operate bike valet staffed by two • Significant shared micromobility use	Limited scooter/bike share due to 10 PM cut-off • Minimum bike storage provided per local ordinance	Operate bike valet staffed by two • Limited micromobility options near stadium
Public Transit	Bus service on Michigan Ave with stops immediately adjacent to stadium	Bus service with stops approximately 4 to 6 blocks east of the stadium	Light rail, 2 blocks east of stadium • Bus service (no service modifications)	Light rail stations at stadium • Bus service with stops near stadium (increased frequency and post-event staging)
Private Shuttle	Facilitated by local bars and restaurants	Fan shuttle to remote parking	Limited use for staff	Accessibility only
Rideshare/Taxis	Proposed zone on Michigan Avenue (~900 linear feet with room to expand)	One rideshare zone (600 linear feet)	Four rideshare zones (2,360 linear feet)	One rideshare zone (1,200 linear feet)
Personal Vehicle	2,500 on-site spaces	1,500 on-site spaces	1,220 on-site spaces	800 on-site spaces



Mobility Benchmarking

Estimated Mode Share by Travel Type

Mode	AlumniFi Field DCFC	Lower.com Field Columbus Crew	TQL Stadium Cincinnati FC	Q2 Stadium Austin FC
Walking	3%	2.5%	7.5%*	4%
Bikes/Scooters	3%	10%	0.5%	3%
Public Transit	4%	0.5%	5%	17.5%
Private Shuttle	5%	0%	4%	0%
Rideshare/Taxis	25%	22%	23%	18%
Personal Vehicle	60%	65%	60.0%	57.5%
Notes	<ul style="list-style-type: none"> Several local bike routes available to support micromobility Significant local private shuttle network (bars & restaurants) Proximity to Michigan Ave and local freeways 	<ul style="list-style-type: none"> Local bike trail nearby Most drive near stadium then walk, bike, or scooter last mile "Slow Zone" with geofence to control speeds around stadium 	<ul style="list-style-type: none"> *CBD southeast of stadium accommodates excess parking demand, generates "walking tips" Streetcar east of the stadium is utilized by fans on gameday 	<ul style="list-style-type: none"> ~3,300 Transit Passengers per Game, ~600 total bikes per game Fans typically park near rail, ride to new station adjacent to stadium; buses run heavy service





Next Steps

- Incorporate Community Feedback
- Finalize Parking Agreements
- Finalize site plan accommodations for bikes and micromobility options (e.g., MOGO, scooter providers, etc.)



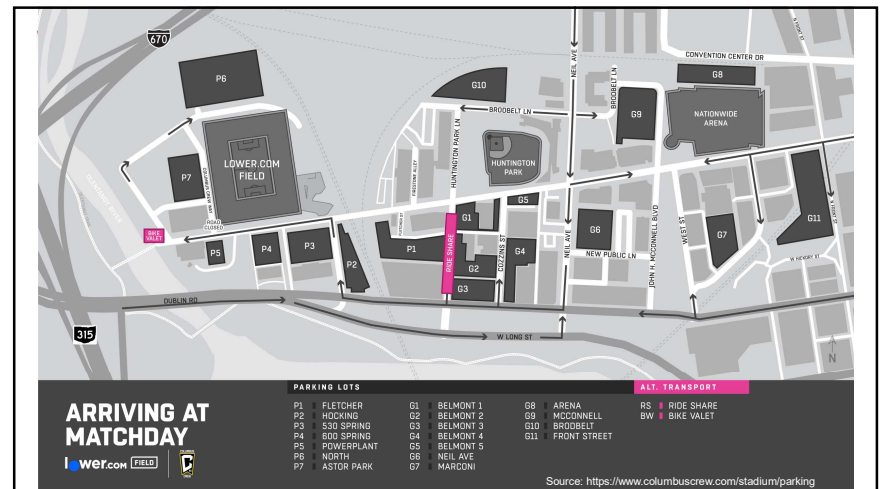
AlumniFi Mobility

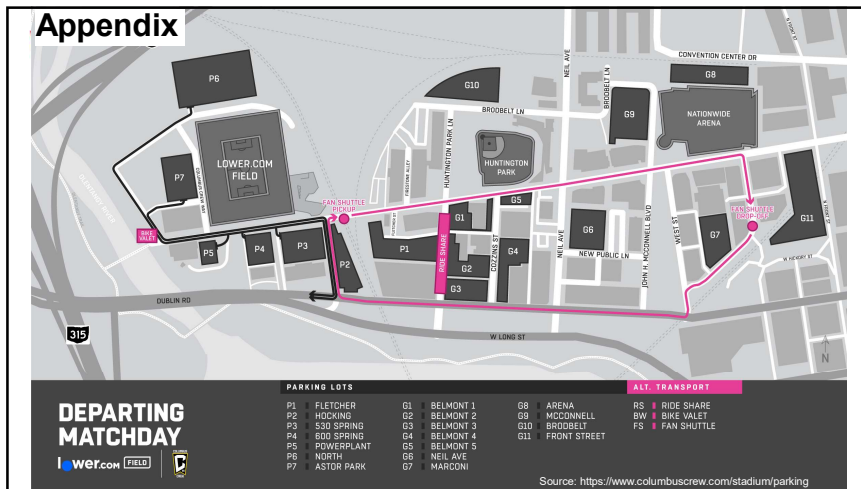
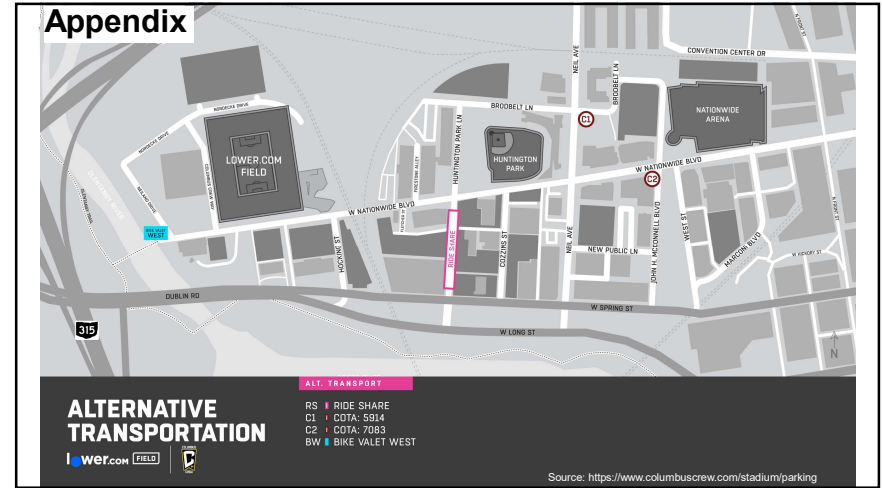
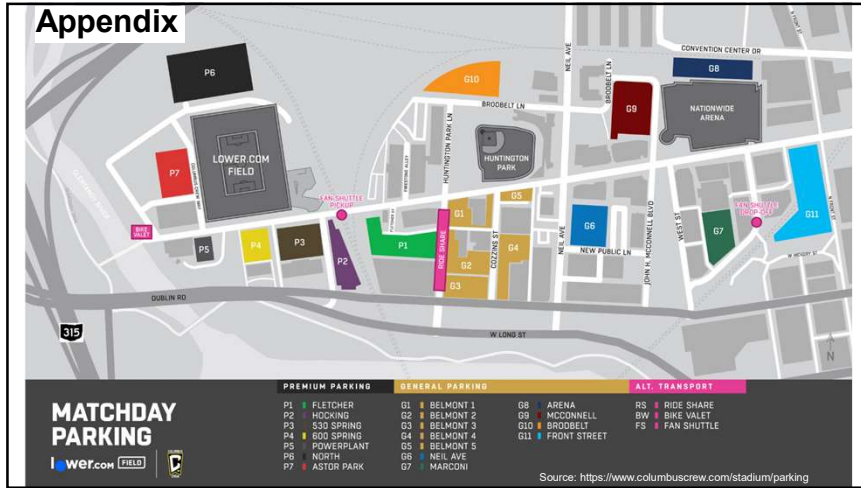
Open Discussion

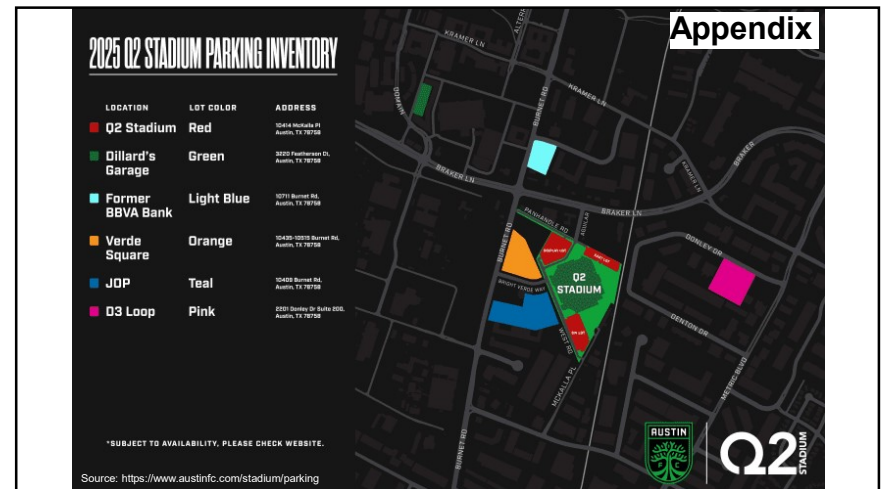
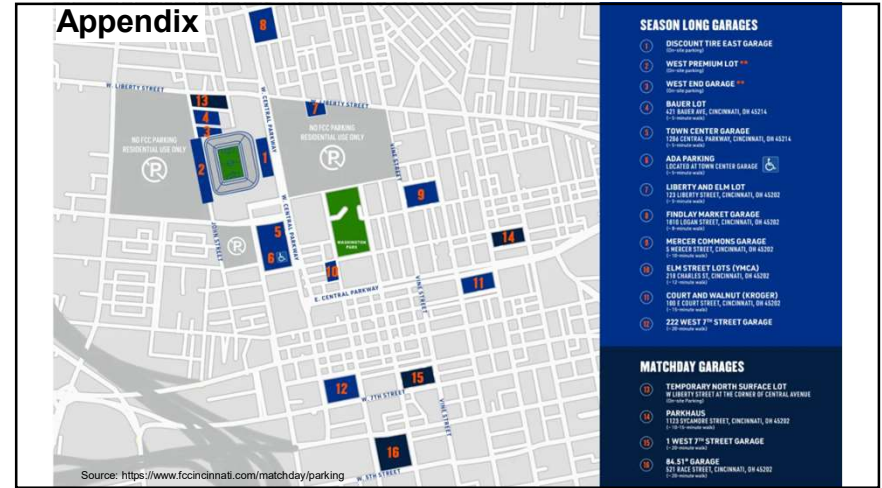


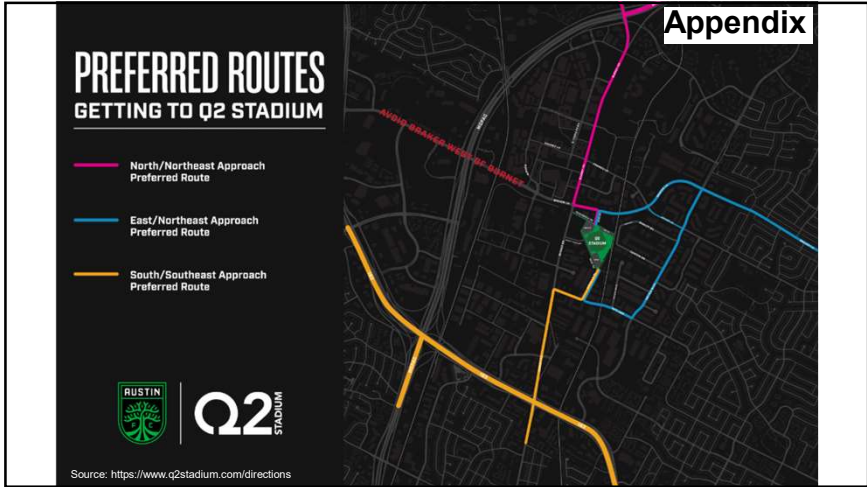
AlumniFi Mobility

Mobility Benchmark Appendix









Appendix 8.

COMMUNITY BENEFITS PUBLIC MEETING #6:

DCFC STADIUM NAC IMPACT LIST PRESENTATION

Welcome to
**DETROIT
CITY
FOOTBALL
CLUB
STADIUM**

**COMMUNITY
BENEFITS
MEETING**



October 2, 2025 - CBO Meeting #6

MEETING AGENDA

- Welcome & Introductions
- NAC Welcome and Activities Report
- NAC Presentation of Impacts
- NAC and DCFC Discussion
- General Q & A
- Next Steps

10/02/2025

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

10/02/2025

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- Martina Guzman - Elected by Impact Area Residents
- Brianna Williamson (Communicator) - Elected by Impact Area Residents
- Sam Butler - Appointed by Council Member Gabriela Santiago-Romero
- Mari Anzicek - Appointed by Council Member Coleman A. Young II
- Sheila Cockrel - Appointed by Council Member Mary Waters
- Olivia Hubert (Moderator) - Appointed by Planning & Development
- Msg. Charles Kosanke - Appointed by Planning & Development
- Danielle Manley (Documenter) - Appointed by Planning & Development
- Blandina Rose-Willis - Appointed by Planning & Development
- Daniel Patton - Alternate appointed by Planning & Development

10/02/2025

MEETING 5 – SMALL GROUP BREAKOUTS



NAC COMMUNITY ENGAGEMENT

NAC Community Survey



Scan QR Code or visit:

<https://bit.ly/DCFCNAC>

DCFC NAC
COMMUNITY LISTENING SESSIONS

COMMUNITY VOICES NEEDED

DO YOU LIVE IN THE DCFC STADIUM IMPACT AREA? JOIN US FOR COMMUNITY LISTENING SESSIONS WHERE OUR NAC MEMBERS WILL BE AVAILABLE TO LISTEN TO COMMUNITY CONCERNS AND WAYS IN WHICH YOU WOULD LIKE TO SEE BENEFITS FROM THIS PROJECT.

- SUNDAY 9/26 | 12PM | NORTH CORKTOWN COMMONS | 3300 CORKRANE
- FRIDAY 10/3 | 3PM | MCSHANE'S | 1460 MICHIGAN AVE
- FRIDAY 10/10 | 12PM | DONUT VILLA | 5875 VERNOR

UNABLE TO ATTEND BUT WANT TO SHARE YOUR IDEAS? EMAIL US AT DCFCNAC@GMAIL.COM OR TAKE OUR SURVEY AT [BIT.LY/DCFCNAC](https://bit.ly/DCFCNAC)

CONTACT THE NAC DIRECTLY



dcfcnac@gmail.com



DCFC NAC on Facebook and Instagram



NAC IMPACTS AND BENEFITS

Communication & Transparency

10/02/2025

- **Extended Reporting** - Expand the community reporting period from 2 years to 5 years, with reports shared with the NAC and community annually
- **Multi-Channel Communication System** - Establish and maintain communication sources for residents and businesses, including:
 - **Email Listserv** – opt-in updates for neighbors and businesses.
 - **Project Website** – centralized hub for schedules, reports, opportunities, and updates.
 - **Phone Number** - Include a phone number that's posted around the construction site and project website for residents to call with any concerns about the construction.
 - **Neighborhood Information Station** – a physical information board or kiosk located in the Impact Area.
 - **On-Site Plaques/Signage** – posted notices at construction sites and stadium entrances with updates on closures, hiring events, and opportunities.
- **Timely Notifications:** Provide residents with advance notice (at least 48–72 hours) for construction impacts, roadway closures, and significant stadium events.

10/02/2025

Housing Affordability & Home Repair

10/02/2025

- **Home Repair Funding** - funds allocated to impact area resident households at or below 120% AMI to assist residents in maintaining safe and habitable homes and assist in elevating the equity of impact area residents.
 - \$1 per ticket sold surcharge directly supporting home repairs in the impact area in addition to upfront funding commitment
- **Community Land Trust funding** - supporting the permanently affordable housing opportunities that help to alleviate pricing pressures and slow the rapid gentrification of a historically low-income area.
- **Marketing Plan** - create a plan that ensures affordable housing units are advertised directly to residents of the Impact Area
- **Affordable Housing Targets** - Housing units will average 50% AMI, with 4 two-bedroom units at 50% AMI, for the life of the Brownfield TIF
- **Accessibility** - Developer will ensure development follows federal, state, and local laws ensuring accessible housing
- **Unhoused Support** - Partner with existing organizations to support unhoused residents who will be displaced due to construction and operations.

10/02/2025

Jobs, Wages, and Labor Practices

10/02/2025

- **Wage Floor:** Minimum of \$17/hr for hourly stadium staff, with regular review intervals.
- **Hiring Commitments** - Hire at least 50% of permanent jobs to Detroit Residents
- **Fair Hiring Practices** -
 - Ban the Box policy
 - Job postings shared with local organizations and neighborhood groups
 - At minimum one annual job fair for the impact area in both construction phases and post construction.
- **Impact Area Priority** - Review job applications from Impact Area residents first
- **Union & Workers Rights** - Support union neutrality (no card check mandate) for stadium employees
- **Pathways for Higher Wage Jobs** - Establish a process to review applications from Detroiters first for management roles, with transparent reporting.
- **Childcare Support** - Provision of child care for arena workers, which may include childcare vouchers as an employee benefit
- **Transportation Support** - Conduct employee transportation survey in partnership with DDOT/SMART to identify transit solutions.

10/02/2025

Mobility, Parking, Traffic, and Pedestrian Safety

10/02/2025

- **Parking Regulation and Land Use Study** - The City of Detroit, through PDD and CPC, shall consult with the NAC and local community organizations to complete a study on strategies to address long-term parking and vacant land use concerns in the impact area. The study will evaluate options including: (i) enhanced Main Street Overlay standards, (ii) the potential establishment of a Corridor Improvement Authority, and (iii) other zoning or policy tools recommended by City staff. A final report with recommended policy actions shall be delivered to the NAC and City Council within six months of Council approval of DCFC tax abatements.
- **Mobility and Transit Access** - Support a DDOT bus stop with benches adjacent to the stadium and other frequently used transit locations in the impact area. Identify where more MOGO stations should be installed. What are the options to help move traffic smoothly through the impact area during events but also improve access to mobility for impact area residents?
- **Wayfinding Signage** - Installs wayfinding signs to local business districts (Michigan Ave, Vernor, Bagley, etc.) throughout DCFC campus and parking lots. Consultation with City, local orgs, and local business associations for signage design and location
- **Shuttle Service** - Shuttle service operating all 44 event days
- **Pedestrian Safety** - Partner with MDOT, Department of Public Works, etc. to construct Safe Streets throughout the impact area but with specific emphasis on Michigan Ave and Vernor near the stadium project. This includes but isn't limited to safe signed crosswalks, dedicated bike lanes, traffic calming measures, etc. Additionally install cameras and partner with DPD to monitor driver behavior and report results
- **Traffic Control Pre and Post Events** - Have a coordinated system in place to smoothly move traffic to and from the stadium area and surrounding impact area. The proposed stadium is sitting on two of the four main entry points to Southwest Detroit. Residents on the west side of the stadium are trapped by industry, the river, and freeways and we have very few evacuation routes. Traffic has the potential to shut down this area for residents trying to move in and around their homes and the rest of Detroit. Consider incentivizing carpooling, bike riding, transit, etc.
- **Event Congestion Mitigation** - Coordinate with MCS and PAL to avoid as much as possible the confluence of events at the same time. When such confluence occurs, notify residents and community groups using an established and public method.
- **Long-Term Parking Solutions** - Any off-site parking lots DCFC plans to use (e.g., Mexicantown CDC) should be secured with terms lasting no shorter than the duration of the development agreement and related public subsidies. At minimum, the key terms — and ideally the full text — of each off-site parking agreement should be attached to the development agreement approved by City Council. If an off-site parking lot becomes unavailable, DCFC must secure a comparable replacement in consultation with the NAC and City staff.

10/02/2025

Youth & Education

10/02/2025

- **Community Soccer Field** - Funding for community-accessible soccer field(s), in the impact zone with considerations for maintenance and upkeep.
- **Youth Programming & Advocacy** - Contributions to youth soccer programs and youth advocacy for access to sports camps and scholarship pathways
- **Mentorships & Education** - partner with Western International High School and Detroit Cristo Rey as part of a Corporate Work Study Program
- **Career Pathways** - Establish pipeline to higher-wage sports and sports adjacent careers (sports medicine, Physical therapy, sports psychology, sports management, operations)

10/02/2025

Culture, Community / Neighbor Appreciation & Historic Value

10/02/2025

- **Culture Investments** - Long-term funding opportunities
 - Mexican art and cultural programming
 - Southwest VOCES oral history project
 - Scholarships for Latino students
 - Funding for senior and youth-serving organizations such as LaSed Senior Center, Bowen Library, and Matrix Theatre via Mexicantown CDC
- **Historic & Cultural Storytelling**
 - Install signage and integrate storytelling in ticket-holder communications about neighborhood history, including the history of SW Hospital
 - Partner with local organizations to host community events that highlight neighborhood heritage.
 - Public art installations designed with community artists.
- **Community / Neighbor Appreciation**
 - Round up ticket donation program for neighborhood benefit funds
 - Structured mentorship programs with local groups
 - Assign existing staff members to serve as community liaisons.
 - Reserved ticket section for residents
 - ^{10/02/2025} Discounted tickets/merch for residents

Small Business Support

10/02/2025

- **Vendor Set-Aside** - At least 50% of Detroit-based businesses for concessions
- **Vendor Access Program** - Transparent application process for small vendors, with community outreach.
- **Pop Up Retail** - Permanent small business pop-up space for local retailers, open year round
- **Facade Beautification** - Facade repair for small businesses within the impact zone
- **Technical Assistance** - Developer to partner with existing business support orgs like Food Academy, Eastern Market, Motor City Match, etc.) to prepare vendors for stadium opportunities.

10/02/2025

Environmental Quality, Sustainability and Neighborhood Livability

10/02/2025

- **Noise & Air Quality Monitoring**
 - Install noise decibel monitors at key locations, with publicly accessible data
 - Install air quality monitors with commitments to mitigation if thresholds are exceeded.
 - Maintain structured complaint and enforcement pathways for residents.
- **Greening & Landscaping**
 - Plant shade trees on all street berms more than 3 ft wide in the Impact Area.
 - Provide landscaping and tree cover around DCFC parking lots implemented in a standard that is beyond the existing requirements in the Main Street Overlay Share landscaping plans with local community organizations before implementation.
 - Use permeable pavement and bioswales to address stormwater runoff.
 - Integrate bird-safe design features where feasible.
- **Neighborhood Beautification & Sustainability**
 - Support beautification of Vernor (W. Grand Blvd to 20th) through murals, lighting, signage, and plantings.
 - Partner with local orgs to improve and beautify the 20th Street viaduct.
 - Establish a recycling, waste management, and composting plan for stadium operations using local composting and recycling services when possible.

10/02/2025

Construction & Mitigation

10/02/2025

- **Workforce Commitments -**
 - Compliance with Executive order requiring 51% Detroit resident construction hiring
 - Commitment to union trades in construction
- **Construction Hours -** Construction activities between 7am - 6pm M-Friday. If construction must fall on weekends or after 6pm the impacted residents should receive notice.
- **Environmental & Dust Control** Developer to share all current and future environmental reports and monitoring reports with the NAC, Dust mitigation plan provided to City and community orgs
- **Reporting -** Require signage with contractor contact info and hotline and email for reporting complaints.
- **Closure Notice -** 48-72 hours advanced notice of road/sidewalk closures.
- **Repair & ADA -** Repair/replace all sidewalks impacted by construction (ADA compliance)

10/02/2025

Safety and Inclusion

10/02/2025

- **Stadium Fan Plan -** to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.
- **Facial Recognition Limits -** Commitment not to use facial-recognition software on DCFC property/parking lots
- **Community Training -** Collaborate with orgs to host "Know Your Rights" trainings, encourage employees to attend

10/02/2025

Appendix 9.

COMMUNITY BENEFITS PUBLIC MEETING #7 PRESENTATION:

DEVELOPER PRESENTATION OF COMMUNITY BENEFITS PROPOSAL IN RESPONSE TO NAC'S REQUESTS




01 Safety & Inclusion	06 Youth & Education
02 Construction & Monitoring	07 Parking, Mobility, Transit
03 Environmental Quality, Sustainability, Neighborhood Livability	08 Jobs, Wages, Labor Practices
04 Small Business Support	09 Housing Affordability & Home Repair
05 Culture, Community Appreciation, Historic Value	10 Communication & Transparency


1. Safety & Inclusion	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
01. DCFC will commit to the creation of a stadium fan plan for all DCFC games and events to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.	01. DCFC will commit to the creation of a stadium fan plan for all DCFC games and events to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.
02. DCFC commits not to use facial-recognition software on DCFC property/parking lots	02. DCFC commits not to use facial-recognition software on DCFC property/parking lots, <u>with the exception of any staff and/or voluntary opt-ins.</u>
03. DCFC commits to collaborating with existing organizations to host "Know Your Rights" trainings for fans, staff, neighbors, and stadium employees.	03. DCFC commits to collaborating with existing organizations to host "Know Your Rights" trainings for <u>staff and stadium employees.</u>

02. Construction & Monitoring	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
04. DCFC will work with contractor to repair/replace all sidewalks impacted by construction following all city sidewalk requirements and ADA compliance.	04. DCFC will work with contractor to repair/replace all sidewalks impacted by construction following all city sidewalk requirements and ADA compliance.
05. DCFC will ensure that they post notice via site signage, neighborhood email list, and project updates website in 48-72 hours notice of any road/sidewalk closures.	05. DCFC will ensure that they post notice via site signage, neighborhood email list, and project updates website in 48-72 hours notice of any road/sidewalk closures.
06. DCFC and demolition/construction contractors will follow all required signage and postings on site as defined by the City of Detroit, in addition to project specific information to allow residents easy access to project information, list sign up, and project updates.	06. DCFC and demolition/construction contractors will follow all required signage and postings on site as defined by the City of Detroit, <u>in addition to displaying sources to receive any project-specific information to allow residents easy access to updates for the duration of the project's construction.</u>


02. Construction & Monitoring (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
<p>07. DCFC and their demolition and construction contractors will submit the required dust mitigation plan and make said plan publicly accessible via the project update website. Demolition crews will commit to watering down the site especially during demo.</p>	<p>07. DCFC and demolition/construction contractors will submit the required dust mitigation plan and make said plan publicly accessible via the project update website. Demolition crews will commit to watering down the site especially during demo.</p>
<p>08. DCFC and their contractors agree to operate within the hours of 7am - 6pm Monday through Friday. Knowing that construction progress may require additional working hours, we ask that all activities prior to 7am and beyond 6pm Monday - Friday and All weekend working be posted as notice to the DCFC Construction Website</p>	<p>08. DCFC and its contractors <u>will make reasonable efforts</u> to operate between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. While construction progress may occasionally require work outside these hours, DCFC will make best efforts to provide notice of such activities—occurring before 7:00 a.m., after 6:00 p.m., or on weekends—on the project website when feasible.</p>


Detroit City Football Club
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02. Construction & Monitoring (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
<p>09. DCFC and their contractors will abide by all Detroit City Ordinances and Executive Orders regarding the hiring of Detroiters and will encourage contractors to support union trades in the construction of the stadium.</p>	<p>09. DCFC and its contractors will abide by all Detroit City Ordinances and Executive Orders regarding the hiring of Detroit residents and will encourage contractors to support union trades for the construction of the stadium.</p>


Detroit City Football Club
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03. Environmental Quality, Sustainability, Neighborhood Livability	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
<p>10. The City of Detroit will commit to establishing and executing street beautification on W. Vernor between between Grand Blvd. and 18th/Newark St.</p>	<p>10. N/a (Refer to City Response Section)</p>
<p>11. The City of Detroit and DCFC will work together to beautify the 20th street viaduct area. This can include murals, plantings, installation of trash receptacles, etc.</p>	<p>11. DCFC commits to working with City of Detroit and CPKC to establish an Improvement Plan for the 20th St viaduct within 6 months of CBA approval, with enhancements to be implemented in conjunction with the stadium opening.</p>


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03. Environmental Quality, Sustainability, Neighborhood Livability (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
<p>12. DCFC will create a waste management, recycling, and composting plan with their food vendors that prioritizes the use of Detroit based recycling and composting organizations. Suggested organizations for this would be: Midtown Composting and Scrap Soils. They will also work with smaller food rescue organizations to reduce food waste for distribution within the local communities. Suggested organizations should include Food Rescue US- Detroit</p>	<p>12. DCFC will create a waste management, recycling, and composting plan with its food vendors that prioritizes the use of Detroit-based recycling and composting organizations.</p>
<p>13. DCFC will commit to working with the Detroit Bird Alliance to adopt Bird Safe design features and practices where possible.</p>	<p>13. DCFC, through its architect and other partners— including the Detroit Bird Alliance— shall make reasonable efforts to adopt bird-friendly features where commercially reasonable.</p>


Detroit City Football Club
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03. Environmental Quality, Sustainability, Neighborhood Livability (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
14. DCFC will commit to working with Jima and any other landscape architects hired to create permeable surfaces in order to decrease water run off.	14. DCFC will adopt on-site stormwater management practices in accordance with the City of Detroit Post-Construction Stormwater Ordinance including collecting surface and field runoff while promoting water infiltration and irrigation.
15. DCFC will provide landscaping and tree cover around DCFC owned property and parking lots implemented in a standard that is beyond the existing requirements in the Main Street Overlay with preference given to native tree species that necessitate less water resources where possible.	15. DCFC will work with its design and engineering teams to create comprehensive "green" practices on the subject sites that meets or exceeds Detroit Zoning Code landscaping requirements, and adopts stormwater management practices in the City of Detroit's Post-Construction Stormwater Ordinance.


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03. Environmental Quality, Sustainability, Neighborhood Livability (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
16. DCFC and The City of Detroit will install an air quality monitor with a publicly accessible dashboard and will abide by all construction related air quality reporting requirements.	16. DCFC will comply with all city and state air quality requirements and work to implement any monitoring mechanisms during construction.
17. DCFC will install noise decibel monitors to ensure that projected sound events do not exceed the allowable 70db limit. DCFC will post when projected sound events are occurring via their website and email listserv for surrounding residents.	17. DCFC will commission an acoustics study to mitigate any noise impacts to residential areas; Stadium operations will comply with all local sound ordinances and actively monitor levels during events.
18. The City will maintain a structured complaint and enforcement pathways page for all residents to access easily.	18. N/a (Refer to City Response Section)


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04. Small Business Support	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
19. DCFC will work with the selected concessionaire and retail space management to partner with existing small business support organizations to prepare vendors for stadium opportunities.	19. DCFC will work with its selected concessionaire and retail space management to partner with existing small business support organizations to prepare vendors for stadium opportunities <u>for a minimum of 5 years.</u>
20. DCFC will work with the selected concessionaire and retail space management to maintain a permanent small business pop up space to allow small businesses the opportunity to enter into brick and mortar with a lower barrier to access.	20. DCFC, in collaboration with a local community non-profit, will dedicate retail space in the stadium for a small business incubator for Detroit businesses. DCFC will commit \$200,000 to a low-interest revolving loan fund in partnership with a local community development non-profit to support small businesses in the impact area for 5 years, with a focus on Detroit small businesses growing out of the incubator into retail spaces in and around the Impact Zone.


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04. Small Business Support (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
21. DCFC will ensure that concessionaire and retail space management create a transparent application process that is easily accessible and communicated throughout the community in an effort to further support Detroit small businesses.	21 - 22. DCFC commits to partner with its concessionaire and retail partners to incorporate Detroit-based vendors in a manner that exceeds industry standards. Additionally, DCFC will work with DEGC and Detroit At Work to publish opportunities to Detroiters.
22. DCFC will work with concessionair to ensure that at least 50% of vendors are Detroit based businesses.	


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05. Culture, Community Appreciation, Historic Value	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
23. DCFC will create an endowment fund to support cultural investments in impact area serving organizations such as La Sed Senior Center, Matrix Theater, Bowen Library, Mexicantown CDC, and other surrounding organizations that work to preserve and uplift the voices of the Latino Culture surrounding the stadium.	23. DCFC would like more information on the structure of this request and to work with the NAC to better understand its priority areas.
24. DCFC will install signage and integrate storytelling on the history of the previous SW Hospital as well as including neighborhood history.	24-25. DCFC shall spend a minimum of \$50,000 for artist installations/murals displayed in public areas of the development that recognizes and memorializes the history of Detroiters in the Impact Area and adjacent communities, and honors the legacy of Southwest Hospital. Additionally, Developer agrees to continue its support for local community and neighborhood organizations through regular events in partnership with members of the impact zone and adjacent communities.
25. DCFC will continue their work in supporting local community and neighborhood organizations through regular events and communications with attendees to ensure that those coming from other parts of the city or metro area understand the long standing history of the spaces they are coming to.	


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05. Culture, Community Appreciation, Historic Value (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
26. DCFC will continue their work in providing ticket giveaways to impact area residents and organizations who work within the impact area to allow residents the opportunity to attend.	26. DCFC is committed to the allocation of 3,000 free tickets annually for DCFC matches for residents and organizations of the impact zone and adjacent neighborhoods at an estimated value of \$60,000.
27. DCFC will commit to a structured mentorship program for youth in Detroit that will better assist Detroit youth in achieving success in sports, sports adjacent careers, scholarships, etc.	27. DCFC will commit to a structured mentorship program for Detroit youth—developed in partnership with DPSCD—to support pathways to success in sports and sports-adjacent careers, including access to scholarships and higher-wage career opportunities
28. DCFC will commit to assigning at least one existing staff member to serve as a community liaison who can respond to the community, provide updates to community members and surrounding community/neighborhood organizations.	28. DCFC will commit to assigning at least one existing staff member to serve as a community liaison who can respond to the community, provide updates to community members and surrounding community/neighborhood organizations.


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06. Youth & Education	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
29. DCFC will commit to working with Western International High School, Detroit Cristo Ray and Cass Tech to assist in establishing a pipeline for Detroit area students to access higher-wage sports adjacent careers.	29. (Combined in response 27)
30. DCFC will commit to funding that will help expand the Detroit Parks & Recreation Youth Soccer Programs with a specific focus on expanding participation in the impact area and immediate surroundings	30. DCFC will commit to investing \$100,000 in infrastructure for a new mini pitch within the impact zone or adjacent neighborhoods. Additionally, the club is committed to partnering with the City of Detroit to support programmatic offerings with Detroit Parks & Recreation Youth Soccer Programs, as well as other non-profits, to increase participation.
31. DCFC will work with the City of Detroit to fund improvements and maintenance of existing soccer fields in the impact area like Nagel Park, Clark Park	


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07. Parking, Mobility, Transit	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
32. Any off-site parking lots DCFC plans to use (e.g., Mexicantown CDC) should be secured with terms lasting no shorter than the duration of the development agreement and related public subsidies. At minimum, the key terms — and ideally the full text — of each off-site parking agreement should be attached to the development agreement approved by City Council. If an off-site parking lot becomes unavailable, DCFC must secure a comparable replacement in consultation with the NAC and City staff.	32. DCFC will commit to the ongoing compliance with the City of Detroit's Zoning Code for at least a minimum number of the required parking spaces. DCFC agrees to provide annual updates on shared parking agreements for a duration of 5 years following stadium opening.
33. DCFC will work with the City of Detroit special events department to ensure that events are not overscheduled and that proper notice of events is provided to surrounding residents and community groups in a publicly accessible format or via the DCFC website. DCFC will advocate for the implementation of the Neighborhood Protection & Event Impact Policy being set forward by surrounding communities.	33. DCFC will commit to publishing its regular season match schedule at least 4 months prior to stadium match days while working with both municipal and neighborhood stakeholders to communicate traffic and parking plans. Updates will be shared via DCFC website and stadium channels as needed.


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07. Parking, Mobility, Transit (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
34. DCFC will commit to working with the City of Detroit to develop pre and post event traffic plans to ensure that residents are still able to access their surrounding neighborhoods safely.	34. DCFC will commit to working with the City of Detroit to develop a Traffic Management Plan within 6 months of CBO approval to be implemented in conjunction with the stadium opening.
35. DCFC will commit to a plan for adequate bike parking, including but not limited to bike racks, and biking infrastructure, and bike valet on the campus that will be able to handle standard bikes in addition to electric bikes.	35. DCFC is committed to a plan that ensures adequate bike parking-- including covered storage for housing residents and stadium staff-- and corresponding infrastructure based on completed traffic studies. Usage and traffic will be monitored for 1 year following stadium opening for consideration on additional enhancements.
36. DCFC will create an incentive program for those who carpool, bike, or use transit to attend games and events at the stadium.	36. DCFC will create an incentive program for non-motorized attendees to DCFC Men's matches at the stadium for at least 3 years commencing stadium opening.


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07. Parking, Mobility, Transit (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
37. The City of Detroit will partner with MDOT, Department of Public works, etc. to construct Safe Streets throughout the impact area but with specific emphasis on Michigan Ave and Vernor near the stadium project. This includes but isn't limited to pedestrian infrastructure support like; safe signed crosswalks, dedicated bike lanes, traffic calming measures, etc. DCFC will aid in attendee awareness around pedestrian pathways	37. N/a
38. The City of Detroit will partner with MDOT to complete a multimodal transportation plan that considers all forms of transportation and sets forward implementation to ease car traffic on Michigan Avenue. This plan should include implementation strategy as well to ensure that traffic congestion is mitigated through use of other forms of transit including but not limited to; scooters, mogo, bikes, bus rapid transit, light rail, and any other available form of travel. DCFC will advocate for this in order to support less traffic strain during games and events.	38. N/a


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07. Parking, Mobility, Transit (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
39. DCFC will partner with the city of Detroit and neighborhood organizations in the impact zone to implement signage adjacent to DCFC parking lots, stadium, and surrounding area that promotes directional wayfinding towards nearby neighborhood business districts (e.g. Michigan, Vernor, Bagley, etc).	39. DCFC will partner with the city of Detroit and neighborhood organizations in the impact zone to implement signage at stadium and adjacent DCFC parking lots on Standish & 20th streets to promote directional wayfinding towards nearby neighborhood business districts (e.g. Michigan, Vernor, Bagley, etc).
40. The City of Detroit, through PDD and CPC, shall consult with the NAC and local community organizations to complete a study on strategies to address long-term parking and vacant land use concerns in the impact area. The study will evaluate options including: (i) enhanced Main Street Overlay standards, (ii) the potential establishment of a Corridor Improvement Authority, and (iii) other zoning or policy tools recommended by City staff. A final report with recommended policy actions shall be delivered to the NAC and City Council within six months of Council approval of DCFC tax abatements.	40. N/a


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08. Jobs, Wages, Labor Practices	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
41. DCFC will partner with DDOT/Smart to identify transit solutions for stadium employees. This will be guided by an employee transportation survey for all DCFC employees.	41. DCFC will partner with DDOT/Smart to identify transit solutions for stadium employees. This will be guided by an employee transportation survey for all DCFC employees. time limits
42. DCFC will make steps to provide or ease the burden of childcare for DCFC stadium staff which may include childcare vouchers or onsite childcare as an employee benefit.	42. DCFC is open to exploring other opportunities, however, there are no stadiums or arenas in the market we're aware of that offer this service to part-time employees.
43. DCFC will commit to establishing a process to review applications from Detroiters first for management roles and other higher wage job opportunities	43. DCFC shall partner with the City of Detroit's Detroit at Work program to hire qualified Detroit residents for available job opportunities related to the construction, development, management and operation of the stadium and adjacent projects for a minimum of 3 years.


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08. Jobs, Wages, Labor Practices (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
44. DCFC will support union neutrality (no card check mandate) for stadium employees	44. DCFC will support union neutrality (no card check mandate) for stadium employees for a minimum of 3 years.
45. DCFC will commit to reviewing job applications for permanent jobs from the impact area residents first.	45. See response 43.
46. DCFC will commit to fair hiring practices that include; Ban the Box policies, sharing job postings publicly with local organizations and neighborhood groups, and host at a minimum one annual job fair for both construction jobs and post construction stadium jobs.	46. DCFC will commit to fair hiring practices that include; Ban the Box policies, sharing job postings publicly with local organizations and neighborhood groups, and host at a minimum one annual job fair for both construction jobs and post construction stadium jobs.


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08. Jobs, Wages, Labor Practices (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
47. DCFC will work with all contracted organization to hire at least 50% of permanent jobs to Detroit Residents	47. DCFC will use its best efforts to prioritize local hiring for permanent jobs; commit to reporting via CRIO
48. DCFC will commit to a minimum of \$17/hr for hourly stadium staff with regular review intervals	48. DCFC will commit to a minimum of \$17/hr for hourly stadium staff with regular review intervals, excluding partnerships with any third-party vendors.


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09. Housing Affordability & Home Repair	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
49. DCFC will commit to partnering with local organization that support the unhoused population in the impact area like Covenant House and Mana Meals	49. DCFC is seeking a better understanding of expectations for potential partnerships
50. DCFC will ensure development follows federal, state, and local laws to ensure accessible housing.	50. DCFC will ensure development follows federal, state, and local laws to ensure accessible housing.
51. DCFC will commit to having housing units that average 50% AMI with 4 two bedroom units at 50% AMI for the life of the Brownfield TIF	51. DCFC will commit to housing units that average 60% AMI


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09. Housing Affordability & Home Repair	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
52. DCFC will work with housing operations to develop a plan that ensures affordable housing units are advertised directly to residents in the impact area and surrounding communities	52. DCFC will work with housing operations to develop a plan that ensures affordable housing units are advertised directly to residents in the impact area and surrounding communities.
53. DCFC will allocate funding to the Community Land Trust Fund with the City of Detroit in order to assist surrounding areas have the necessary funding to create permanently affordable housing. These funds will be earmarked specifically for organizations in the impact area who are setting up a community land trust or are in the process of developing permanently affordable housing stock.	53. Given the scale of the abatement sought for this project, this does not seem to be an appropriate amount of funds as a benefit that would make a significant impact on this broader issue.


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09. Housing Affordability & Home Repair	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
<p>54. DCFC will contribute home repair funding to impact area resident households at or below 120% AMI to assist residents in maintaining safe and habitable homes through an upfront funding commitment and an additional \$1 per ticket sold fee that directly supports home repairs in the impact area.</p>	<p>54. Based on our research and consultation with the Citizens Research Council, it would appear that no professional sports team in America has a ticket fee that goes to community benefits. With anticipated attendance in the stadium for DCFC and other ticketed events anticipated to be 300,000-400,000 per year.</p> <p>Given the necessity of the tax abatement for the stadium project to be financially viable, this fee would undermine the project and its financial backing. As a team that sets itself apart in the marketplace by being more affordable, with tickets regularly sold at \$10 or less, a flat fee disproportionately impacts our organization and our fans. We appreciate the recognition that upfront capital is crucial to our project and an ongoing contribution over several years would be ideal. While we appreciate the interest and demand in repairing aging homes in the Impact Zone, home repairs seems like it would receive the bulk of the funds from the project and is not necessarily a direct impact of the stadium.</p>

10. Communication & Transparency	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
<p>55. DCFC agrees to expand the community reporting period from 2 years to 5 years with reports shared with the NAC and Community Annually. In order to ensure that there is community awareness around the stadium through construction and initial operations to allow for mitigation of community related issues beyond construction.</p>	<p>55. DCFC agrees to expand the community reporting period from 2 years to 5 years with reports shared with the NAC and Community Annually. In order to ensure that there is community awareness around the stadium through construction and initial operations to allow for mitigation of community related issues beyond construction.</p>

10. Communication & Transparency (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
<p>56. DCFC agrees to establish and maintain communication sources for residents and businesses, including: Email list serve (opt in updates for neighbors, community orgs, and businesses, Project website (a centralized hub for schedules, reports, opportunities, and updates, Phone number - include a phone number thats posted around the construction site and project website for residents to call with concerns, neighborhood information station - a physical information board or kiosk located in the impact area, on site plaques and signage - posted notices at construction sites and stadium entrances with updates on closures, hiring events, and opportunities.</p>	<p>56. DCFC agrees-- to the extent possible-- to establish and maintain communication sources for residents and businesses, including: Email list (opt in updates for neighbors, community orgs, and businesses, Project website (a centralized hub for schedules, reports, opportunities, and updates, Phone number - include a phone number thats posted around the construction site and project website for residents to call with concerns, periodic updates posted throughout project impact area and adjacent neighborhoods on community bulletin boards, on site signage - posted at construction site with updates on closures, hiring events, and opportunities</p>

10. Communication & Transparency (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Received 10.09
<p>57. DCFC will work with all project contractors to provide residents with advance notice of at least 48-72 hours for construction impacts, roadways closures, and significant stadium events.</p>	<p>57. DCFC will work with all project contractors-- to the extent possible-- to provide residents with advance notice of at least 48-72 hours for construction impacts, roadways closures, and significant stadium events.</p>

Community Benefits Request - City Response/Commitments

03. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Received 10.09
<p>10. The City of Detroit will commit to establishing and executing street beautification on W. Vernor between Grand Blvd. and 18th/Newark St.</p>	<p>10. The city recently upgraded lighting and redid sidewalks in this segment of Vernor as a part of the neighborhood framework plan.</p> <p>The City, through its Department of Public Works, will evaluate W. Vernor between Newark/18th and Grand Blvd for vehicle and safety improvements to be included in the W. Vernor Improvement Plan within 6 months of CBA approval, with enhancements to be implemented in conjunction with the stadium opening.</p>
<p>11. The City of Detroit and DCFC will work together to beautify the 20th street viaduct area. This can include murals, plantings, installation of trash receptacles, etc.</p>	<p>11. The city will resurface 20th Street between Michigan Avenue and Newark Street at conclusion of project.</p>

03. Environmental Quality, Sustainability, Neighborhood Livability (Cont.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Received 10.09
<p>18. The City will maintain a structured complaint and enforcement pathways page for all residents to access easily.</p>	<p>18. The city's Civil Rights, Inclusion, and Opportunity Department (CRIO) is tasked with monitoring and enforcing all Community Benefits Ordinance agreements (CBA). Residents and NAC members are encouraged to submit any CBA related complaints to CRIO through their designated complaint portal listed below.</p> <p>https://app.smartsheet.com/b/form/5a8f0f2eb7334d2fa9eddb006fc432f6</p> <p>Environmental and construction related complaints can be directed to the city's Buildings, Safety Engineering, & Environmental Department (BSEED) through the Improve Detroit app or by calling (313) 876-0426.</p>

07. Parking, Mobility, Transit (Cont.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Received 10.09
<p>37. The City of Detroit will partner with MDOT, Department of Public works, etc. to construct Safe Streets throughout the impact area but with specific emphasis on Michigan Ave and Vernor near the stadium project. This includes but isn't limited to pedestrian infrastructure support like; safe signed crosswalks, dedicated bike lanes, traffic calming measures, etc. DCFC will aid in attendee awareness around pedestrian pathways</p>	<p>37. MDOT will be beginning the Michigan Avenue Streetscape Reconstruction project from I-96 to Cass Avenue in Spring 2026. This project will enhance existing transit facilities by adding curb extensions, bus islands, sidewalk level bike lanes, rideshare designated areas, and new pedestrian crossings.</p> <p>The City, through its Department of Public Works, will evaluate W. Vernor between Newark/18th and Grand Blvd for vehicle and safety improvements to be included in the W. Vernor Improvement Plan within 6 months of CBA approval, with enhancements to be implemented in conjunction with the stadium opening.</p>

07. Parking, Mobility, Transit (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Received 10.09
<p>38. The City of Detroit will partner with MDOT to complete a multimodal transportation plan that considers all forms of transportation and sets forward implementation to ease car traffic on Michigan Avenue. This plan should include implementation strategy as well to ensure that traffic congestion is mitigated through use of other forms of transit including but not limited to; scooters, mogo, bikes, bus rapid transit, light rail, and any other available form of travel. DCFC will advocate for this in order to support less traffic strain during games and events.</p>	<p>38. MDOT will be beginning the Michigan Avenue Streetscape Reconstruction project from I-96 to Cass Avenue in Spring 2026. This project will enhance existing transit facilities by adding curb extensions, bus islands, sidewalk level bike lanes, rideshare designated areas, and new pedestrian crossings.</p> <p>MDOT completed extensive community engagement on Michigan Avenue between September 2023 and April 2025 as part of the Planning Environmental Linkages study which resulted in a community supported decision to narrow Michigan Avenue from 5 lanes to 4 lanes and add in the aforementioned transit and non-motorized enhancements.</p> <p>https://www.michigan.gov/mdot/projects-studies/us-12-detroit-mobility-corridor</p>

07. Parking, Mobility, Transit (Cont.)	
Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Received 10.09
<p>40. The City of Detroit, through PDD and CPC, shall consult with the NAC and local community organizations to complete a study on strategies to address long-term parking and vacant land use concerns in the impact area. The study will evaluate options including: (i) enhanced Main Street Overlay standards, (ii) the potential establishment of a Corridor Improvement Authority, and (iii) other zoning or policy tools recommended by City staff. A final report with recommended policy actions shall be delivered to the NAC and City Council within six months of Council approval of DCFC tax abatements.</p>	<p>40. The City commissioned a comprehensive parking study for the Greater Corktown neighborhood in 2020. Beginning in 2025, the City launched a process to update the study. Engagement with the Corktown Business Association and local parking facility owners has occurred. A series of actionable, draft recommendations are being developed and will be shared publicly for input before the end of the year. The DCFC impact area includes neighborhoods which have all received Neighborhood Planning Frameworks (Greater Corktown, Hubbard Richard, Mexicantown, and Hubbard Farms - (West Vernor). Work to implement these plans has, and is continuing to occur.</p> <p>Regarding the TMSO: The Zone Detroit process has re-launched. Given that TMSO areas exist across the entire city, engagement with CPC and the Zone Detroit process on modifying TMSOs is appropriate. It's our understanding that the Corktown Business Association have been working for years to establish a Business Improvement District (BID), which is similar to a CIA. Continued communication with the CBA and the affected property owners of a potential BID seems appropriate.</p>

Appendix 10.

**COMMUNITY BENEFITS PUBLIC MEETING #9
PRESENTATION:**

**DEVELOPER REVISION OF COMMUNITY BENEFITS
PROPOSAL IN RESPONSE TO NAC'S REQUESTS**

Welcome to
**DETROIT
CITY
FOOTBALL
CLUB
STADIUM**

**COMMUNITY
BENEFITS
MEETING**



Department of
Planning &
Development

October 23, 2025 - CBO Meeting #9

MEETING AGENDA

Welcome & Introductions

NAC Welcome and Activities Report

DCFC Discussion of Updates to Impacts and Benefits

NAC Benefits Highlights

General Q & A

NAC Resolution on Community Benefits Agreement

Next Steps

CITY OF DETROIT CBO WEBSITE

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



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DCFC

DETROIT CITY COUNCIL MEMBERS



**Council Member
Gabriela Santiago**
- Romero
District 6



**Council Member
Coleman A. Young II**
At-large



**Council Members
Mary Waters**
At-large

CITY OF DETROIT DEPARTMENTS & AGENCIES



PLANNING AND DEVELOPMENT DEPARTMENT
 MAYOR'S OFFICE + JOBS & ECONOMY TEAM
 DEPARTMENT OF NEIGHBORHOODS



DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY FOOTBALL CLUB STADIUM DEVELOPMENT TEAM



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

CBO TIER 1 PROCESS

Listening to Neighbors = Positive Impact on Development



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

CBO TIER 1 PROCESS

DCFC Stadium CBO Meeting Schedule: Aug – Oct 2025

WEEK 1: THURSDAY AUG. 21 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: THURSDAY AUG. 28 - IMPACT AREA RESIDENTS VOTE FOR 2 NAC MEMBERS

WEEK 3: BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION

WEEK 4: THURSDAY SEPT. 11 - FIRST NAC MEETING & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 5: THURSDAY SEPT. 18 - NAC WORKING SESSION + PARKING & TRAFFIC PRESENTATION

WEEK 6: THURSDAY SEPT. 25 - NAC ENGAGEMENT WORKSHOP

WEEK 7: THURSDAY OCT. 2 - NAC PRESENTATION OF IMPACTS

WEEK 8: THURSDAY OCT. 9 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 9: THURSDAY OCT. 16 - CONTINUED DISCUSSION ON IMPACTS & BENEFITS

WEEK 10: THURSDAY OCT. 23 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

BEFORE PUBLIC MEETING #3
 PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOs
- NAC CONTACT LIST
- OTHER "ESSENTIAL INFORMATION" AS SPECIFIED IN THE CBO



MEETING 6 – NAC IMPACTS PRESENTATION



NEIGHBORHOOD ADVISORY COUNCIL (NAC)

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- Martina Guzman - Elected by Impact Area Residents
- Brianna Williamson (Communicator) - Elected by Impact Area Residents
- Sam Butler - Appointed by Council Member Gabriela Santiago-Romero
- Mari Anzicek - Appointed by Council Member Coleman A. Young II
- Sheila Cockrel - Appointed by Council Member Mary Waters
- Olivia Hubert (Moderator) - Appointed by Planning & Development
- Msg. Charles Kosanke - Appointed by Planning & Development
- Danielle Manley (Documenter) - Appointed by Planning & Development
- Blandina Rose-Willis - Appointed by Planning & Development
- Daniel Patton - Alternate appointed by Planning & Development

NAC COMMUNITY ENGAGEMENT

NAC Community Survey



Scan QR Code or visit:
<https://bit.ly/DCFCNAC>

DCFC NAC

COMMUNITY LISTENING SESSIONS

COMMUNITY VOICES NEEDED

DO YOU LIVE IN THE DCFC STADIUM IMPACT AREA? JOIN US FOR COMMUNITY LISTENING SESSIONS WHERE OUR NAC MEMBERS WILL BE AVAILABLE TO LISTEN TO COMMUNITY CONCERNS AND WAYS IN WHICH YOU WOULD LIKE TO SEE BENEFITS FROM THIS PROJECT.

• SUNDAY 9/28 | 12PM | NORTH CORKTOWN COMMONS | 3300 COCHRANE

• FRIDAY 10/3 | 3PM | MCSHANE'S | 1460 MICHIGAN AVE

• FRIDAY 10/10 | 12PM | DONUT VILLA | 5675 VERNOR


UNABLE TO ATTEND BUT WANT TO SHARE YOUR IDEAS? EMAIL US AT DCFCNAC@GMAIL.COM OR TAKE OUR SURVEY AT [BIT.LY/DCFCNAC](https://bit.ly/DCFCNAC)

CONTACT THE NAC DIRECTLY

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

 **DCFC NAC *on Facebook and Instagram***





Community Benefits Agreement


Updated Developer Response + Commitments
10.23.2025

01 Safety & Inclusion	06 Youth & Education	
02 Construction & Monitoring	07 Parking, Mobility, Transit	
03 Environmental Quality, Sustainability, Neighborhood Livability	08 Jobs, Wages, Labor Practices	
04 Small Business Support	09 Housing Affordability & Home Repair	
05 Culture, Community Appreciation, Historic Value	10 Communication & Transparency	

1. Safety & Inclusion

- **Stadium Fan Plan**
- **No Facial Recognition Software at Stadium**
- **“Know Your Rights” Training for DCFC staff**

No changes requested since 10/16

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2. Construction & Monitoring

- **Communicate notices of construction updates and advance notice of road / sidewalk closures, etc.**
- **Dust mitigation plan – publicly available**
- **Limiting construction hours**
- **Executive Order –construction workforce is 51% Detroiters**

**No changes
requested since
10/16**



3. Environmental Quality, Sustainability, Neighborhood Livability

- **Environmentally Sensitive Development:** recycling and composting plan, bird-friendly design, stormwater management, acoustics study
- **Street Safety and Beautification Improvements:** 20th St. Viaduct, W. Vernor Hwy, and Bagley St.
 - **10/23: Added that City's Department of Public Works will also look at Bagley St. and will review improvements 1 year after stadium opens**



4. Small Business Support

- **Small business incubator and space for local vendors and retail partners at stadium**
- **DCFC commits \$200,000 for low interest revolving loan fund to support small businesses in the impact area**

**No changes
requested since
10/16**



5. Culture, Community Appreciation, Historic Value

- **DCFC contribution of \$1.2 Million (\$100,000 distributed annually for 12 years – indexed to inflation) for local organizations that support:**
 - ***Safe and Habitable Homes***
 - ***Youth and Education Programs***
 - ***Cultural Programming***

DCFC will work with NAC to determine recipients by October 2026

- **10/23: Added eligible geography to include Census Tract 5234 in addition to Impact Area**



5. Culture, Community Appreciation, Historic Value (Cont'd.)

- DCFC contribution of \$50,000 for art installations to recognize history of Impact Area community and the legacy of Southwest Hospital
- Provide 3,000 free tickets annually for 12 years to residents of Impact Area and adjacent neighborhoods, valued at ~\$60,000/yr or \$720,000 over 12 years
- DCFC will designate a Staff Community Liaison

**No changes
requested since
10/16**



6. Youth & Education

- Work with Detroit Parks and Recreation to support youth soccer programming
- Partner with DPSCD to create sports mentorship program for Detroit youth
 - 10/23: Specified that program will be open to students from DPSCD as well as other Detroit high schools
- DCFC investment of \$100,000 to construct a soccer mini-pitch
 - 10/23: Specified that mini-pitch will be located in the Impact Area



7. Parking, Mobility, & Transit

- Provide required parking per zoning ordinance and public report on third-party parking locations and quantities
- Publish DCFC match schedule 4 months in advance
- Incentive program to encourage attendees use of public transit and non-motorized methods to attend
 - 10/23: DCFC will report on use of incentive program and adjust if not increasing use of alternative transit



7. Parking, Mobility, & Transit (Cont'd.)

- Enhanced Bike Parking for attendees and employees
- Wayfinding signs to direct attendees to local business districts
 - 10/23: City will convene stakeholder to evaluate and understand policy tools for leveraging economic development for community benefit in the Impact Area (such as Business Improvement Zones and Transportation Innovation Zone)



8. Jobs, Wages, Labor Practices

- **Employee Transportation Survey** a develop a plan with DDOT / SMART to support employees to utilizing transit
 - 10/23 : DCFC will report employee use of transit and adjust if not increasing use
- **Fair hiring practices: Ban the Box and Union Neutrality**
- **Permanent Jobs: Priority Hiring for Impact Area Residents and Detroiters**
- **Fair wages: \$17 / hour wage floor for hourly workers**
- **Partner with Detroit at Work to maximize local hiring, including job fairs**



9. Housing Affordability & Home Repair

- **Partner with Homelessness Outreach Team and other agencies to support unhoused population**
 - 10/23: Specified people living adjacent to stadium
- **Deeper Housing Affordability: 4 of the 2 bedroom units available at 50% AMI**
- **Marketing of Affordable Units to Impact Area and Housing Accessibility Consultant**
- **Previously noted: DCFC contribution of \$1.2 Million (\$100,000 distributed annually for 12 years – indexed to inflation) to support safe and habitable**



10. Communication & Transparency

- **Extended annual public update meetings to 5 years**
- **Communication methods for construction and stadium updates, including: website, e-mail list, phone number, physical signage**
- **Advance of project updates and road / sidewalk closure via communication methods**

No changes requested since 10/16



NAC COMMUNITY BENEFITS HIGHLIGHTS

NAC Community Benefits Highlights

Intrinsic Benefits of the DCFC Stadium Project

- Blight removal
- 76 New Units of Affordable Housing
- 421 Space Parking garage
- Stadium will pay property taxes (only sports team that does) and generate increased revenue for taxing jurisdictions (city, county, etc.)
- New construction and permanent jobs

NAC Community Benefits Highlights

Significant non-monetary commitments

- No use of facial recognition software and "Know Your Rights" trainings
- Environmentally sensitive design and construction (bird safe, storm-water management, etc.)
- Improvements and beautification of 20th St. Viaduct
- City to conduct safety and beautification improvements to W. Vernor and Bagley
- Supporting Detroit small business vendors and local non-profits with dedicated retail space
- Sports mentorship program for Detroit youth
- Traffic management plan and parking agreement transparency
- Support alternative mobility options for fans and employees through incentive program, enhanced bike parking, working with DDOT, SMART, shuttles, and MoGo
- Union neutrality
- Permanent Jobs: Priority Hiring for Impact Area Residents and Detroiters
- \$17 / hour wage floor for hourly workers
- Commitment to deeper affordability (50% AMI) for 2 Bedroom Units
- Partner with homeless services - such as City of Detroit Street Outreach Team in order to support unhoused population near stadium and in Impact Area
- 5 years of annual community update meetings

NAC Community Benefits Highlights

DCFC commits to \$ 2,270,000 in financial contributions:

- At least \$1,200,000 to support funding for safe and healthy homes and cultural institutions
 - \$100,000 annual contribution (indexed to inflation) for 12 years
- \$200,000 revolving loan fund for small businesses
- \$100,000 for a mini-pitch with equipment, programming and other activation
- \$720,000 for 3,000 complimentary tickets annually valued at approximately \$60,000 per year; continuing for the anticipated 12-year duration
- \$50,000 for cultural for artist installations/murals displayed in public areas of the development that recognizes and memorializes the history of Detroiters in the Impact Area and adjacent communities, and honors the legacy of Southwest Hospital

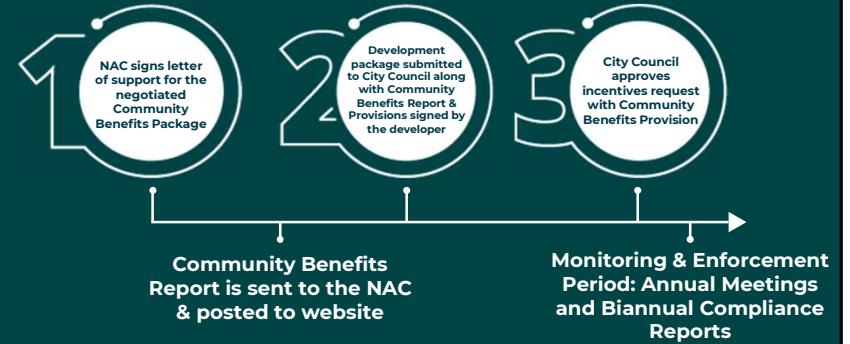
GENERAL Q & A



Comment cards also available

NAC RESOLUTION ON COMMUNITY BENEFITS PACKAGE

WHAT COMES NEXT



All documents and reports are posted on City of Detroit Website: Detroitmi.gov/CBO

UPCOMING MILESTONES

Thursday, October 30

↳ NAC Submits Letter of Support

Friday, October 31

↳ Community Benefits Report Published

Thursday, October 30 and November 6 at 10am

↳ Detroit City Council Planning and Economic Development Standing Committee – DCFC Stadium Tax Abatement Hearings and Community Benefits Agreement Discussion



CITY OF DETROIT CBO WEBSITE

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



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DCFC

CONTACT THE NAC DIRECTLY



dcfcnac@gmail.com



***DCFC NAC on Facebook
and Instagram***



Appendix 11.

**STATEMENT OF OPPOSITION TO DCFC
COMMUNITY BENEFITS AGREEMENT FROM NAC
MEMBER SHEILA COCKREL**

Statement of Opposition to the DCFC Soccer Stadium Community Benefits Agreement

By Sheila Cockrel

I am voting **NO** on the proposed Community Benefits Agreement (CBA) for the Detroit City Football Club (DCFC) Soccer Stadium for the following reasons:

Financial Transparency and Viability

While the Neighborhood Advisory Council (NAC) is not formally tasked with evaluating financial feasibility, the economic context is vital to any responsible review.

The project's financial foundation appears fragile. In this climate—marked by tariffs, political uncertainty, and economic slowdown—funding stability cannot be assumed. By the developers' own admission, their limited financing has constrained their ability to deliver robust community benefits.

Moreover, the claim that the stadium will be built “without public funds” is misleading. The project's viability depends on **\$88 million in tax incentives**, a substantial public subsidy. Without this support, the stadium would not be financially feasible. The community, therefore, has every right to expect proportionate, transparent, and enduring benefits in return.

Parking and Neighborhood Impact

Equally concerning is the absence of a comprehensive parking plan. The long-promised Corktown parking study will not be completed until December 2025—well after the CBA vote. Residents are effectively being asked to absorb the consequences now and hope for solutions later.

The current parking proposal is unrealistic and fails to reflect Corktown's lived reality. Ongoing congestion from the Ford Motor Company's Michigan Central and New Lab developments already strains neighborhood capacity. The proposed stadium will worsen these challenges, driving overflow parking and traffic deeper into the Hubbard, Richard, and North Corktown neighborhoods.

Residents have repeatedly voiced this—and their experiences deserve more than token acknowledgment.

Culture, Community Appreciation, and Historic Value (Provision 21)

The language in this section (page 11) is **vague and inadequate**. It must be noted that the vague language was requested by some NAC members, not the developers or the City. A \$100,000

annual contribution for 12 years—totaling \$1.2 million—is insufficient for a \$195 million project benefiting from \$88 million in tax incentives.

Even more troubling, there is no explicit plan for how these funds will be used. Some NAC members requested a specific plan to defer the selection of recipients. The lack of a designated home repair allocation is a missed opportunity to strengthen generational wealth and housing stability in impacted neighborhoods.

The benefits presented, which directly impact residents and businesses in the Impact zone, were structured to expire well before the tax incentive. The CBA presented them as benefits that expired after 3–5 years; only at the final NAC meeting on October 22, 2025, were the terms extended “up to 12 years”—the length of the incentive.

Parking, Mobility, and Transit (Provision 33)

This provision outlines an “incentive program” for non-motorized or public transit use, but it lacks definition and accountability. Key questions remain unanswered:

- What specific incentives will be provided?
- Who will monitor and evaluate participation?
- What metrics define success?
- If successful, how will the program be sustained after its initial three years?

Without answers, the provision reads as **aspirational** rather than enforceable.

Construction and Monitoring (Provision 8)

Construction mitigation should not be classified as a “community benefit.” Compliance with laws and regulations is a baseline expectation, not an added value.

The agreement’s language—requiring only “reasonable best efforts” to adhere to construction-hour limits and merely to “notify” the community “when feasible”—sets an unacceptably low standard for accountability. Residents deserve clear commitments and enforceable timelines, not discretionary promises.

Conclusion

Community benefits should be **tangible, enforceable, and proportionate to public investment**. The proposed CBA for the DCFC Soccer Stadium does not meet that standard.

It relies on public subsidies while offering limited, short-term returns to the community. For these reasons, I cannot support it.

— **Sheila Cockrel**

10/24/2025