The City memorialized commitments to the community through Council resolutions, all of which are legally binding.

The City submitted (at the same time as the land sale and the master plan amendment was approved) a series of related resolutions.

**City Resolutions:**

* Upon notification by the City’s Buildings, Safety Engineering and Environmental Department (“BSEED”), P&DD or GSD of an administrative hearing, or a Board of Zoning Appeals (“BZA”) proceeding or a City Planning Commission (“CPC”) proceeding for a land use or rezoning proceeding for the Property related to future uses of the Property that are in addition to use for an Amazon distribution center, the City will: (1) host up to two community meetings total if any such hearing or proceeding is requested and (2) at such community meetings, solicit community input and present industrial buffering methods, which the City will recommend to BSEED, BZA or the CPC if an applicant seeks applicable land use or rezoning approvals for the Property;
* The City will dedicate Five Hundred Thousand and 00/100 Dollars ($500,000.00) from bond funds to be borrowed in 2020 for public park improvements to improve the State Fair & Havana future park site and Charleston & Colton park site;
* The City will allow a 3-month period for a feasibility study of those certain buildings known as the Dairy Cattle Building, Coliseum and Agriculture Building (Joe Dumars Fieldhouse) prior to the demolition of any such buildings to make way for the Transit Center, enabling advocates, P&DD and the DBA to evaluate potential reuse or relocation of those buildings;
* The City will conduct a health assessment consisting of the following: (1) air quality baseline testing in and around the Property prior to completion of the first phase of construction on the Property and subsequent to the start of operations, so that results can be made available should any future industrial uses be proposed on the Property that are in addition to the proposed new Amazon distribution center contemplated for the Property, and (2) verify the accuracy of the existing sound and lighting assessments based on the actual conditions of operations;
* The City will work with SFP to design and construct certain dedicated interior roadways within the Property that utilize complete streets standards and that provide pedestrian and non-motorized connections to the Transit Center. Further, the City will work with the Purchaser to study such connections and, if appropriate, encourage the creation of other pedestrian and non-motorized connections elsewhere within the Property;
* As part of the Transit Center project, the City shall work with MoGo Detroit to locate a bicycle station at the new Transit Center;
* The City shall maximize the use of Community Development Organizations and other non-profits, including churches, to develop community partnerships that speed up the development of the impacted communities, and facilitate outreach initiatives for job training and employment opportunities;
* Planning and Development Department will complete neighborhood plans in the impacted area that are driven by the community, through outreach and engagement, including in the neighborhoods most impacted by abandoned structures and vacant land, development of parks, and update the Master Plan for the City over the next ten years with community input;
* In connection with future design review the City shall give consideration to utilizing eco-friendly resources and materials in order to keep in line with the Detroit Sustainability Agenda and further the goal of creating a carbon neutral local economy;
* The City shall assist, monitor and work with Detroit at Work to prepare Detroit residents to qualify for positions offered by the Amazon Distribution Center, as well as assist, encourage and support Amazon in giving consideration to Detroit residents’ applications for employment at the Distribution Center;
* Through community meetings, the Planning and Development Department will research and explore long term housing development, future economic development projects to protect community interest and ensure long term community control, assistance, and involvement;
* The City will endeavor to address non-structural blight, including alley clean-ups, vacant lot cutting, debris removal, park development for youth and community, while also combating illegal dumping;
* The City will continue to partner with nonprofits and philanthropies to provide informational pathways out of foreclosure through Make It Home, Homeowner Property Tax Exemption Programs, Pay as You Stay, Right of First Refusal, Non force of movement of property owners and other empowerment programs; and that this will be undertaken by an unprecedented door-to-door community outreach campaign through a new Detroit Community Health Corps; and
* In each recommended budget, the Office of Budget will complete a reconciliation procedure to determine appropriation to the Detroit Affordable Housing Development and Preservation Fund from surplus commercial land sales, and that if not currently eligible, the impacted community areas in the vicinity of the former State Fairgrounds will be qualified as eligible areas under Section 22-3-7 of the Detroit City Code.