

Welcome to DETROIT CITY FOOTBALL CLUB CBO NAC 101 Education Series

Wednesday August 20, 2025

Presented by:



MEETING AGENDA

Welcome & Introductions

Presentation of CBO Process - *Edwina S. King, Planning and Development Department*

Neighborhood Advisory Council 101 - *Sam Butler, Doing Development Differently in Metro Detroit (D4)*

Fireside Chat - Testimonials from Past Neighborhood Advisory Council Members

General Q & A

Next Steps & Closing Remarks

PLANNING AND DEVELOPMENT TEAM



Alexa Bush
Director,
Planning and
Development
Department



Edwina S. King, JD
Associate Director,
Legislative Affairs and
Equitable
Development
kinge@detroitmi.gov



Aaron Goodman
Manager –
Community Benefits
Ordinance
*goodmana@detroit
mi.gov*

Commonly Used Terms During the CBO Process

CBA – Community Benefits Agreement

CBO – Community Benefits Ordinance

CRIO – Office of Civil Rights, Inclusion and Opportunity

DEGC – Detroit Economic Growth Corporation

DON – Department of Neighborhoods

JET – Jobs & Economy Team

PDD – Planning and Development Department

PED – Planning and Economic Development Standing Committee

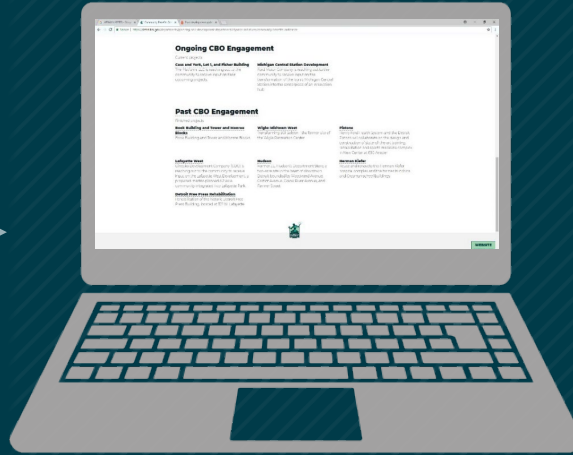
LAW – Law Department

LPD – Legislative Policy Division

NAC – Neighborhood Advisory Council

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/CBO

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...



\$75M

**OR MORE
INVESTMENT IN
CONSTRUCTION
COSTS, OR TO
BEGIN / EXPAND
OPERATIONS**

+



\$1M

**OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT**

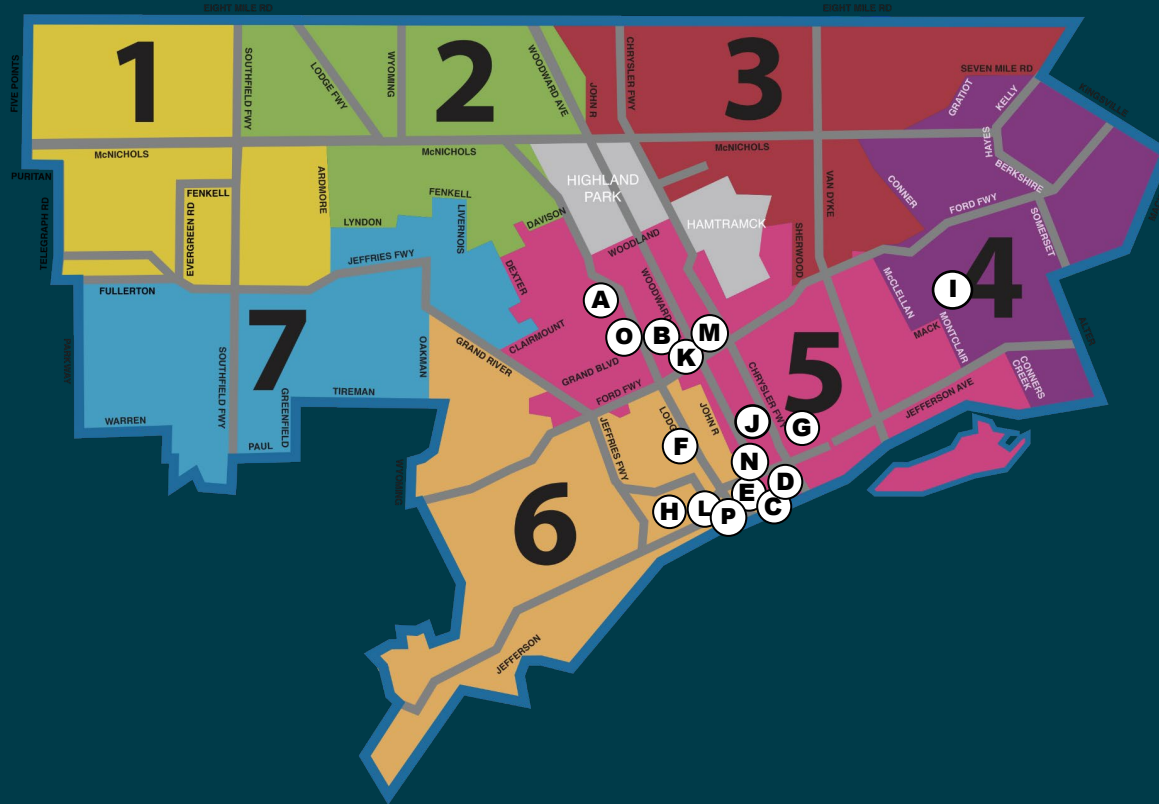
OR



\$1M

**OR MORE
IN VALUE OF
CITY PROPERTY
SALE OR
TRANSFER FOR
BELOW MARKET
VALUE &
WITHOUT
OPEN BIDDING**

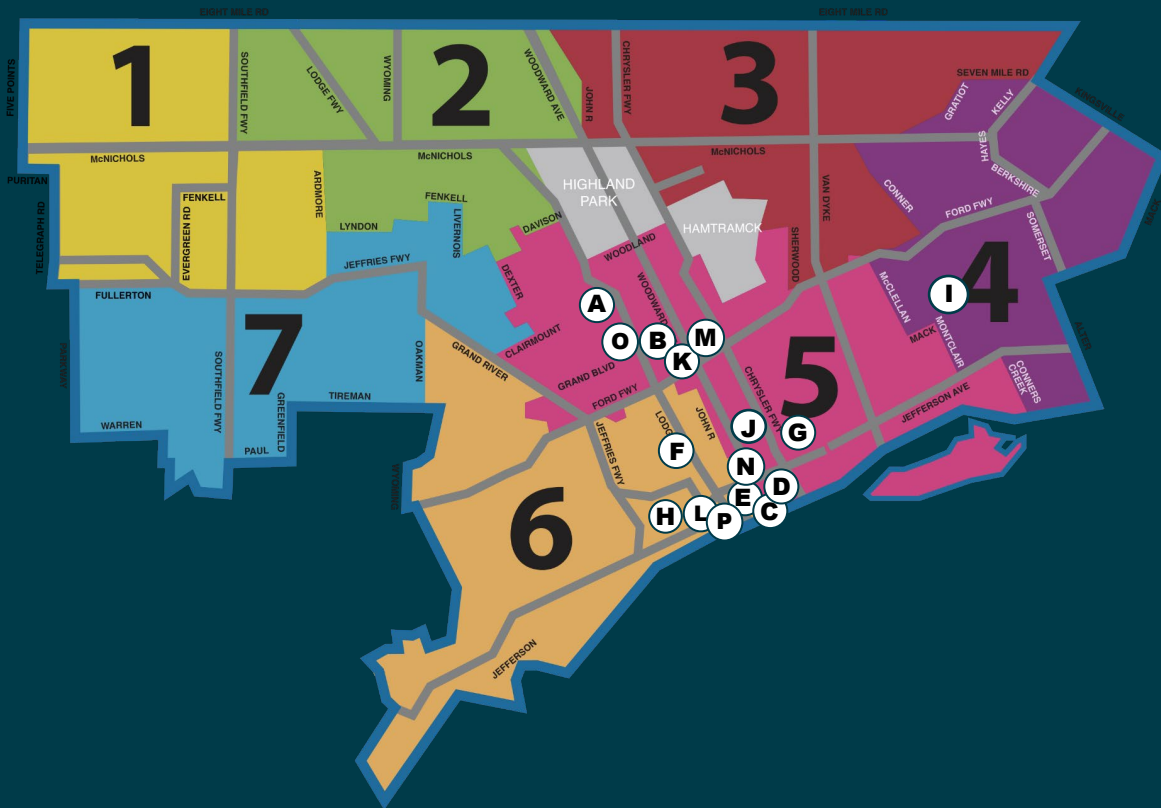
15 TIER 1 CBO PROJECTS COMPLETED SINCE 2017*



- 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



Stellantis (FCA) Assembly Plant
Conner Creek / Eastside



Hudson Building
Downtown



Michigan Central
Corktown



Fisher Body Plant 21
Milwaukee Junction / Midtown



The District Detroit
Downtown



Future of Health
New Center

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

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.

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 Hwy., and 3000 Standish St.

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**



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*

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

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

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 <i>(2 members selected by the public)</i>		28-Aug			
<i>Bye 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	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					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.

NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- 2 MINUTES TO SPEAK ABOUT WHY YOU WANT TO SERVE
- OPEN TO RESIDENTS OVER 18 WHOSE PRIMARY RESIDENCE IS IN IMPACT AREA
- ADD YOUR NAME AND CONTACT INFORMATION AND ADDRESS TO NAC INTEREST LIST
- NAC CANDIDATES MUST ATTEND CBO MEETING ON AUGUST 28TH TO BE CONSIDERED
- BRING ID OR OTHER PROOF OF PRIMARY RESIDENCY TO THE AUGUST 28th MEETING *AND SIGN AFFIDAVIT*
- *ATTN: NAC NOMINEES SHOULD BE AVAILABLE FOR ORIENTATION ON THURSDAY SEPTEMBER 4*

ONCE TIER 1 MEETINGS ARE COMPLETED



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

Neighborhood Advisory Councils 101

In conjunction with the Planning and
Development Department and the Office of
Council Member Gabriela Santiago-Romero

August 20th, 2025

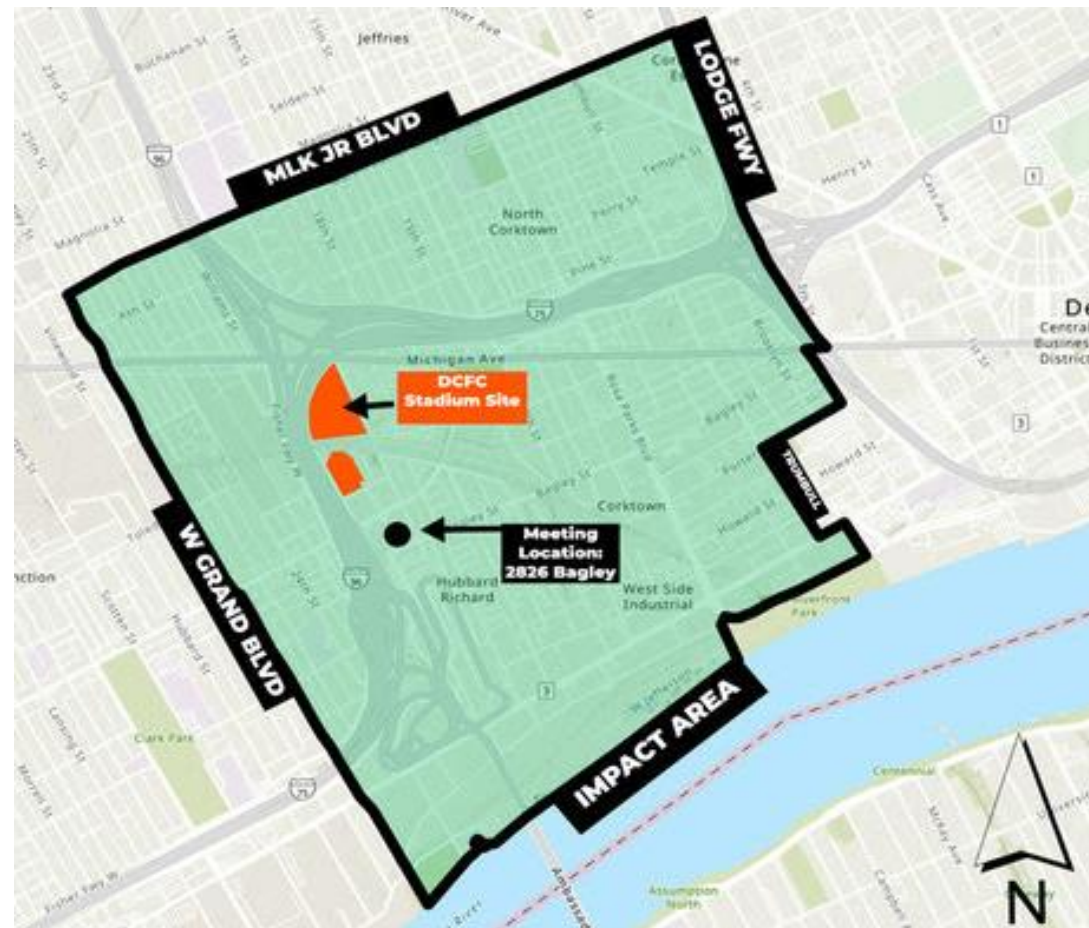




Who should be on the
NAC?

You should consider being on a NAC if....

- You live within the impact area and have a deep knowledge of the area
 - **Remember:** You don't have to be an expert in development or planning - your longtime lived experience is important!
- You are willing to listen and talk to your neighbors about how to improve the community
- You have the time for what, truthfully, is a big commitment



Time commitment of sitting on a NAC

- At least five official public meetings (but often more) after NAC is seated
 - Not counting the two meetings BEFORE the NAC is seated
- Additional internal working NAC meetings, outside of the official public meetings
- Potential community engagement activities
- At least two annual meetings after the process is completed (but NACs often negotiate for more annual meetings)



What benefits could a
NAC ask for?

Community Benefits Theory

Why Pursue Community Benefits?

- Mitigate negative externalities
 - Some issues are outside the normal approvals processes
- Increase ROI from public subsidy
- Encourage greater civic goal (i.e. racial, social, and/or economic equity)

Set Ratio?

- No set ratio exists (i.e. X% of development cost goes to community benefits)
- Every project is different and should be evaluated independently

Public and Community Space

HILL DISTRICT, PITTSBURGH, PA

- Creation of a Community Multi-Purpose Center that provides resources and amenities for neighborhood youth, seniors, and families

PISTONS PRACTICE FACILITY, DETROIT, MI

- Commitment to restore 60 outdoor basketball courts throughout that have fallen into disrepair

NASHVILLE SC STADIUM, NASHVILLE, TN

- Building a 4000-sq ft. childcare facility, with costs on a sliding scale based on income
- Host annual coaching clinics for local youth soccer coaches and donate soccer equipment to these programs



Targeted Retail Amenities

MICHIGAN CENTRAL STATION, DETROIT, MI

- Commitment to include small, locally owned businesses as tenants in the area

THE MID, DETROIT, MI

- Commitment to reserve 12,000 square feet of the project's 80,000 square feet of retail space to local and small businesses

HILL DISTRICT, PITTSBURGH, PA

- \$2 million secured for a new full-service grocery store to be built in the neighborhood
- Employees of that grocery store would come from the locally established jobs pipeline and hiring hall

HUDSON'S SITE, DETROIT, MI

- 20% of commercial space intended for Detroit small businesses

NASHVILLE SC STADIUM, NASHVILLE, TN

- Commitment to 4,000 sq ft for micro-unit retail spaces for artisans and local small businesses at a reduced rental rate

Local Hiring, Procurement, and Workforce Development

JEFFERSON NORTH ASSEMBLY PLANT, DETROIT, MI

- The expansion will result in 4,950 jobs, with first review for local residents
- Contribution of \$7.8 million to workforce development programs

MILWAUKEE BUCKS ARENA, MILWAUKEE, WI

- 50% of the employees would come from targeted low-income neighborhoods within Milwaukee
- Established a labor peace agreement, allowing employees to unionize
- Agreement that all employees will make at least \$15 per hour by 2023

BOOK TOWER AND MONROE BLOCKS, DETROIT, MI

- Bedrock committed to comply with EO 2014-5, calling for 30% of total contracts will be from Detroit-based businesses.

BRIGITTE HARRIS CANCER PAVILION, DETROIT, MI

- Henry Ford Health committed to working with local community group, WGBC, on local hiring pipeline, co-hosting job fairs, and job trainings.

FUTURE OF HEALTH, DETROIT, MI

- A pledge toward \$100 million in project spending on local and minority-owned businesses.

NASHVILLE SC STADIUM, NASHVILLE, TN

- Established wage floor for stadium employees of \$15.50 per hour

Affordable Housing

DISTRICT DETROIT, DETROIT, MI

- 20% of units will be available at 50% AMI

MIDTOWN WEST, DETROIT, MI

- 2.5% of units will be available at 80% AMI
- 5% of units will be available at 60% AMI
- 2.5% of units will be available at 40% AMI

FUTURE OF HEALTH, DETROIT, MI

- 20% of units will be available at 50% AMI

NASHVILLE SC STADIUM, NASHVILLE, TN

- 20% of the affordable units will be 3-bedroom units, reflecting need for affordable housing suitable for families with children

BREAKING DOWN AMI

What is AMI?

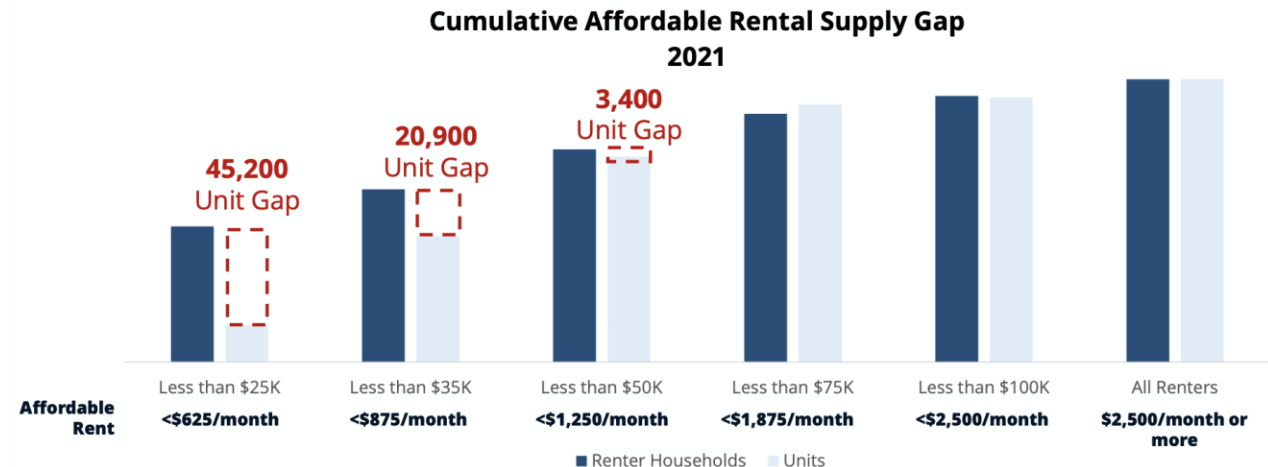
Area median income (AMI) is the gauge by which the federal government measures affordability. All major metropolitan areas in the U.S. establish an AMI that represents the middle household income of that region; and then affordable housing units are usually reserved for a family making a certain percentage of that AMI. The gap between need vs. availability of affordable housing is usually concentrated at the lowest income bracket.

What is median income?

Median income means that half of people in a specific area earn above that income, and half earn below

What is affordable housing?

Housing is generally considered affordable if your housing costs do not exceed 30% of your household's monthly income



Sources: ACS 1-Year Estimates 2021; HR&A Advisors

Local Community Fund

STADIUM NEIGHBORHOODS COMMUNITY TRUST FUND, ATLANTA, GA

- Established the Stadium Neighborhoods Fund (City funded), which is governed by committee of local residents

MICHIGAN CENTRAL STATION, DETROIT, MI

- Ford committed to providing \$2.5 million for neighborhood improvements, including \$750k endowment for CFSEM mini-grant program; another \$750k for home repair grants

MIDTOWN WEST, DETROIT, MI

- Developer donated \$50,000 to local CDC

FUTURE OF HEALTH, DETROIT, MI

- Donated \$2 million for Detroit Housing Trust Fund
- Donated \$2 million for local home repair fund
- Donated 10 lots and resources for community land trust



Photo: D4

Other Ideas for Benefits

- 
- Agreement to purchase goods and services locally
 - Assistance for displaced households
 - Ban of criminal background checks by employers
 - Blight removal
 - Career counseling
 - Childcare space
 - Commemorative markers acknowledging community history
 - Community access to athletic facilities
 - Community arts and cultural programming
 - Community oversight committee for development
 - Community investment opportunities
 - Down payment assistance for housing
 - Environmental sustainability and mitigation
 - Exclusion of large retailers known for exploitative labor practices
 - Filling jobs with apprentices beginning their programs
 - Financial incentives for businesses hiring locally
 - Funding a gentrification study of the area
 - Funding a health impact study of the area
 - Green building
 - Green infrastructure and tree planting
 - Hiring from high-unemployment neighborhoods
 - Health clinics and access to healthcare
 - Health insurance trust fund and access for employees
 - Home repair
 - Jobs and summer employment for youth
 - Neighborhood cleanups
 - Permanent employees' right to unionize
 - Physical accessibility measures
 - Priority hiring for local residents
 - Prioritizing hard to hire demographics
 - Provide resources and programming to reduce driving
 - Reserved community or arts space
 - Retrofitting diesel engines that operate on site and banning idling
 - Scholarships
 - Seed money for job training for day laborers
 - Seed money for new affordable housing development
 - Senior centers
 - Soundproofing affected buildings and facilities
 - Support for public schools
 - Tax exemption for homeowners near project
 - Traffic control during events
 - Youth centers and programming

Check out City CBO Webpage for More



What are some negotiating strategies?

TIP:

Collect relevant information about the project -

Don't ask for what is already required

- 
- ☒ City Community Benefits Ordinance
 - ☐ City Signage Ordinance
 - ☐ Copy of the Draft Agreement
 - ☐ Developer's Local Hiring Plan
 - ☐ Developer incentives
 - ☐ Net benefit analysis from DEGC
 - ☐ Other important policy
 - ☐ Other required public hearings or approvals for the project
 - ☐ Requested or approved zoning changes
 - ☐ Signed Memos of Understanding

Prioritize list of demands

- Collect data from development team
- Gather thoughts & input from local residents
- Brainstorm your big list of possible demands, don't be afraid to pitch creative ideas
- **Prioritize your demands** internally among the NAC
- Communicate your priorities to the developer and be clear that those top-tier items must be addressed in some way

Remember: CBO negotiation doesn't necessarily need to be a zero-sum game. Creative, collaborative, win-win solutions are possible.

Understand what **they** want;
Understand what **you** want;
and see if you can identify solutions that satisfy **both**.

ANY QUESTIONS?

SAM BUTLER

sam@metrodetroitd4.org
(313) 986 1726

D4

www.metrodetroitd4.org



Fireside Chat

Testimonials
from Past
NAC
members

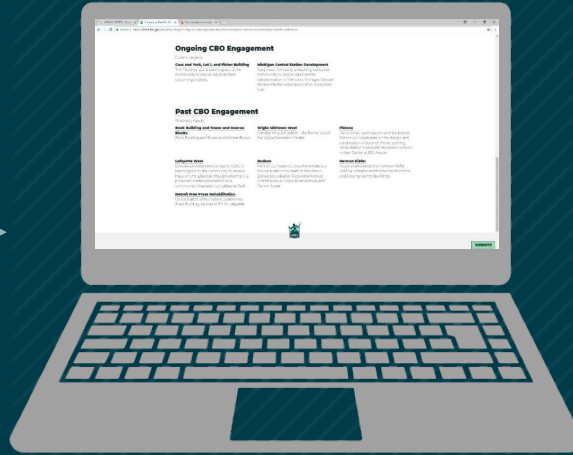
COMMUNITY BENEFITS ORDINANCE Q & A



Comment cards also available

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

Next Steps

Next CBO Meeting: Thursday August 21th at 6pm

Doors at 5:30 for Registration and Refreshments

- **First opportunity to self-nominate to serve on the Neighborhood Advisory Council (NAC)**
- **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**



Next Steps

Next CBO Meeting:

Thursday August 28th at 6pm

Doors at 5:30 for Registration and Refreshments

- *All NAC Candidates Must Attend*
- *Voting for NAC done in person ONLY and after all candidates speak*
- 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



**Scan QR Code to
Register for Meetings!**

Thank you for attending tonight's presentation:

DETROIT CITY FOOTBALL CLUB CBO NAC 101

Education Series

Wednesday August 20, 2025

Presented by:

