

# Welcome to **DETROIT CITY FOOTBALL CLUB STADIUM**

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## **COMMUNITY BENEFITS MEETING**



DEPARTMENT OF  
**Planning &  
Development**

September 25, 2025 - CBO Meeting #5

# **MEETING AGENDA**

**Welcome & Introductions**

**NAC Welcome and Activities Report**

**Small Group Breakout Activity**

**Reconvene and Report Back**

**General Q & A**

**Next Steps**

# DETROIT CITY COUNCIL MEMBERS

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**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**

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**PLANNING AND DEVELOPMENT DEPARTMENT**

**MAYOR'S OFFICE + JOBS & ECONOMY TEAM**

**DEPARTMENT OF NEIGHBORHOODS**



**Detroit Economic  
Growth Corporation**

**DETROIT ECONOMIC GROWTH CORPORATION**



# DETROIT CITY FOOTBALL CLUB STADIUM DEVELOPMENT TEAM

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# ANTICIPATED DCFC PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2025		SEPTEMBER 2025		
	WK 1	WK 2	WK 3	WK 4	WK 5
<b>Meeting 1 - Introduction to CBO and Tier 1 Project</b>	21-Aug				
<b>Meeting 2 - NAC Selection</b> <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		
<b>Meeting 3 - Developer Project Presentation and DEGC presentation on incentives</b>				11-Sep	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts &amp; Community Benefits</i>					18-Sep

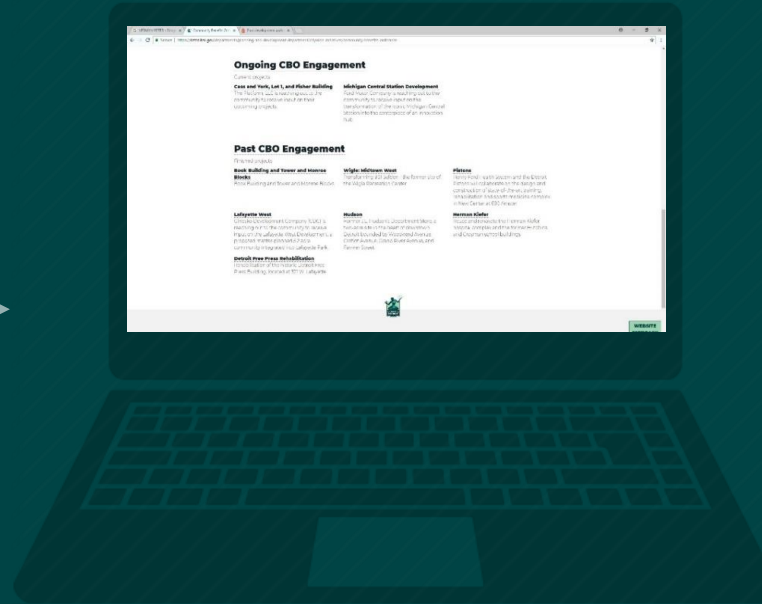
# ANTICIPATED DCFC PUBLIC CBO MEETING SCHEDULE

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

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

# 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**



# **NEIGHBORHOOD ADVISORY COUNCIL (NAC)**

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# **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 OUTREACH AND SURVEY



## DCFC NAC WORKSHOP

All Impact  
Residents  
Welcome and  
Requested

September  
25th |  
6pm at The  
Mercado |  
2836 Bagley  
Ave. Detroit,  
MI 48216

### Help us shape community benefits.

- We need to hear from the community.
- What are your concerns and hopes for your community?
- Can't attend in person? Join us via zoom or fill out the survey ->



Fill out the survey: [bit.ly/DCFCNAC](https://bit.ly/DCFCNAC)

Register to receive meeting link: <https://bit.ly/dcfc-cbo>



## DCFC NAC WORKSHOP

Se invita y se  
solicita la  
participación  
de todos los  
residentes  
que viven en  
la zona de  
impacto

25 de  
septiembre,  
6:00 p. m., en  
el Mercado  
2836 Bagley  
Ave. Detroit,  
MI 48216

### Ayúdanos a compartir los beneficios comunitarios.

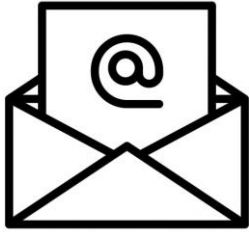
- Queremos escuchar a la comunidad.
- ¿Cuáles son sus preocupaciones y esperanzas para la comunidad?
- ¿No puede asistir en persona? Únase por Zoom o complete la encuesta.



Complete la encuesta: [bit.ly/DCFCNAC](https://bit.ly/DCFCNAC)

Regístrese para recibir el enlace de la reunión.: <https://bit.ly/dcfc-cbo>

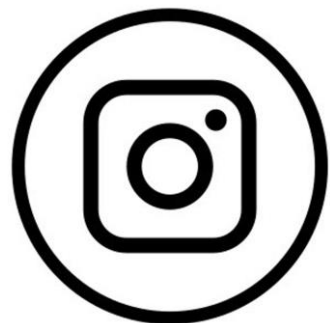
# **CONTACT THE NAC DIRECTLY**



**dcfcnac@gmail.com**



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



# **COMMUNITY FEEDBACK – BREAKOUT SESSION**

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# **BREAKOUT GROUP INSTRUCTIONS**

- Head to your assigned breakout area
- NAC members will facilitate and take notes
- Reconvene in ~45 min for report back
- Reconvene at: 7:05pm



# **COMMUNITY FEEDBACK – REPORT BACK**

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# GENERAL Q & A

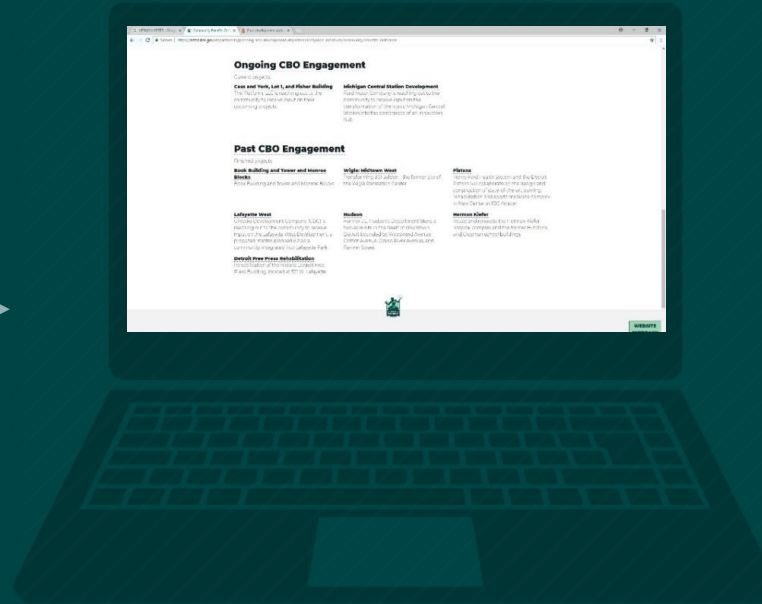
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*Comment cards also available*

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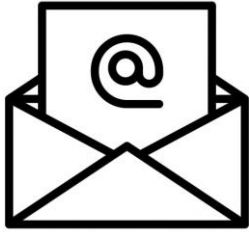
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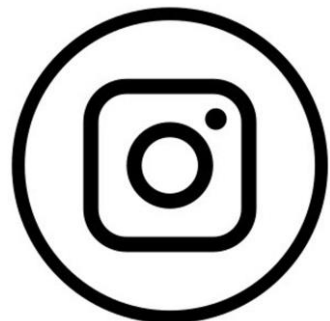
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DCFC NAC

# 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 | 5875 VERNOR**



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



# **The NAC is asking for your feedback! Please fill out a brief survey with your thoughts, concerns, and ideas to help shape the DCFC Stadium Community Benefits**

You can fill out the survey by using the QR code (at right)

**Or**

You can fill out the survey by going to:

**<https://bit.ly/DCFCNAC>**





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# 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 PRESENTATION OF IMPACTS*

**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

# DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

## Local Public Hearing

- **Thursday October 2nd at 5pm**
- **Mexicantown CDC Mercado –  
2826 Bagley St.**
- **Additional details and  
documents available at:**

**<http://www.degc.org/public-authorities/dbra/>**



CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY  
COUNTY OF WAYNE, MICHIGAN

TO ALL INTERESTED PERSONS IN THE CITY OF DETROIT:

**PLEASE TAKE NOTICE** that the City of Detroit Brownfield Redevelopment Authority (DBRA) is considering a proposed **Amended and Restated Brownfield Plan for the 20<sup>th</sup> and Michigan Avenue Project**. A DBRA Public Hearing to receive comments on the proposed Brownfield Plan will be held on:

**Thursday, October 2, 2025 at 5:00pm**

**Mexicantown Community Development Corporation – The Mercado  
2826 Bagley  
Detroit, MI 48221**



The eligible property (the "Property") consists of five (5) parcels: 2201, 2301, 2401 20<sup>th</sup> Street, 3000 Standish Street and 3050 West Fisher Freeway, bounded by Fisher Freeway/Michigan Avenue to the north, 20<sup>th</sup> Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west in the Corktown neighborhood.

All interested persons desiring to make public comments will be afforded an opportunity to be heard at the public hearing and are also invited to provide written testimony or materials concerning the Brownfield Plan via email to [ccapler@degc.org](mailto:ccapler@degc.org).

Further information and a copy of the proposed Brownfield Plan may be obtained from the DEGC website at <http://www.degc.org/public-authorities/dbra/>. The public hearing and this notice have been authorized by the City of Detroit Brownfield Redevelopment Authority.

*With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, 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 [crlo@detroitmi.gov](mailto:crlo@detroitmi.gov) to schedule these services.*



# What Comes Next

**Next CBO Meeting:  
Thursday October 2nd at 6pm**

*Doors at 5:30 for Registration and  
Refreshments*

- Neighborhood Advisory Council  
Presentation of Impact
- 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](http://www.detroitmi.gov/dcfc)





# What Comes Next

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