

Welcome to **DETROIT CITY FOOTBALL CLUB STADIUM**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

October 16, 2025 - CBO Meeting #8

MEETING AGENDA

Welcome & Introductions

NAC Welcome and Activities Report

NAC and DCFC Updates to Impacts and Benefits

NAC and DCFC Discussion

General Q & A

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 ECONOMIC GROWTH CORPORATION

DETROIT CITY FOOTBALL CLUB STADIUM DEVELOPMENT TEAM



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				
<i>Meeting 6 - NAC Working Session</i>		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.

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

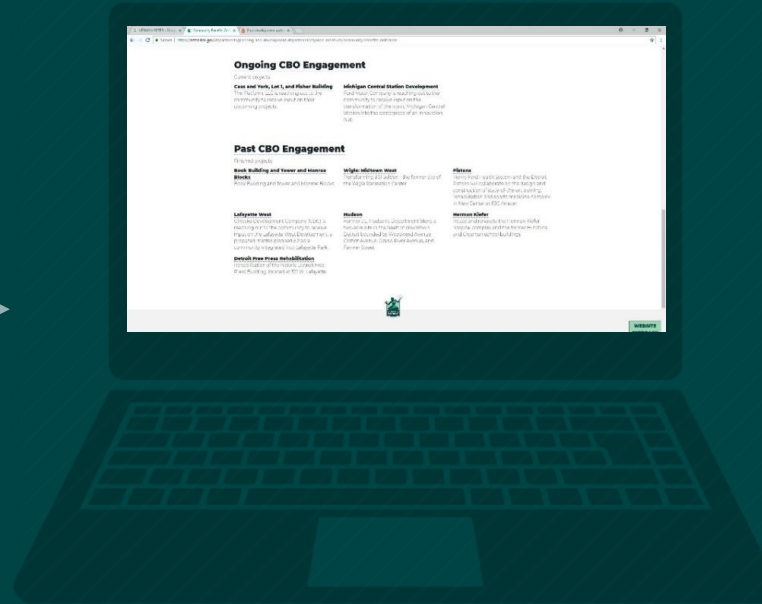
BEFORE PUBLIC MEETING #3

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

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)

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**](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 | 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**

MEETING 5 – SMALL GROUP BREAKOUTS



MEETING 6 – NAC IMPACTS PRESENTATION



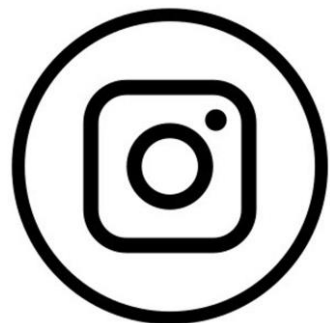
CONTACT THE NAC DIRECTLY



dcfcnac@gmail.com



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



NAC RESPONSE TO DCFC IMPACTS AND BENEFITS PROPOSAL

01

Safety & Inclusion

02

Construction & Monitoring

03

Environmental Quality, Sustainability,
Neighborhood Livability

04

Small Business Support

05

Culture, Community Appreciation,
Historic Value

06

Youth & Education

07

Parking, Mobility, Transit

08

Jobs, Wages, Labor Practices

09

Housing Affordability & Home Repair

10

Communication & Transparency



Impacts and Benefits Response Matrix

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
Feasible		Agree
Partially Feasible/ Requires Further Discussion		In-Progress
Not Feasible		Agree to Remove
Existing Policy / Information for Reference		N/A - Informational



1. Safety & Inclusion

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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
02. DCFC commits not to use facial-recognition software on DCFC property/parking lots.	DCFC commits not to use facial-recognition software on DCFC property/parking lots, with the exception of any staff and/or voluntary opt-ins.	Agree
03. DCFC commits to collaborating with existing organization to host “Know Your Rights” trainings for fans, staff, neighbors, and stadium employees.	DCFC commits to collaborating with existing organizations to host “Know Your Rights” trainings for staff and stadium employees for a duration of 2 years upon stadium opening.	Agree



2. Construction & Monitoring

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
04. DCFC will work with contractor to repair/replace all sidewalks impacted by construction following all city sidewalk requirements and ADA compliance.	DCFC will work with contractors to repair/replace all sidewalks impacted by construction following all city sidewalk requirements and ADA compliance.	Agree
05. 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.	DCFC will use reasonable efforts to ensure that they post notices via site signage, neighborhoods email list, and project updates website within 48-72 hours notice of road/sidewalk closures.	Agree
06. 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.	DCFC and its demolition and construction contractors will follow all required signage and postings on site as defined by the City of Detroit, in addition to sharing any project specific information to allow residents easy access to updates.	Agree



2. Construction & Monitoring (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	DCFC and its 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
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	DCFC and its contractors will make reasonable efforts 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.	Agree
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.	DCFC and its 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



3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response – DCFC Updated 10.16	Agreement Status
10. The City of Detroit will commit to establishing and executing street beautification on W. Vernor between Grand Blvd. and 18th/Newark St.	See City of Detroit Response	N/A
11. 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.	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 and distribute to the NAC for review , with enhancements to be implemented in conjunction with the stadium opening.	In-Progress
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	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.	Agree



3. Environmental Quality, Sustainability, Neighborhood Livability (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
13. DCFC will commit to working with the Detroit Bird Alliance to adopt Bird Safe design features and practices where possible.	DCFC, through its architect and other partners, including the Detroit Bird Alliance, shall make reasonable efforts to adopt bird-friendly features where commercially reasonable.	Agree
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.	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.	Agree
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.	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.	Agree



3. Environmental Quality, Sustainability, Neighborhood Livability (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	DCFC will comply with all city and state air quality requirements and work to implement any monitoring mechanisms during construction.	Agree
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 list serv for surrounding residents.	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.	Agree
18. The City will maintain a structured complaint and enforcement pathways page for all residents to access easily.	See City of Detroit Response	N/A



4. Small Business Support

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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 for a minimum of 5 years.	Agree
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.	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.	Agree



4. Small Business Support (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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.	Agree
22. DCFC will work with concessionaire to ensure that at least 50% of vendors are Detroit based businesses.		Agree



5. Culture, Community Appreciation, Historic Value

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	Commencing in 2027 and continuing for twelve (12) years, Developer will contribute \$100,000 annually for a total of \$1,200,000-- as adjusted for inflation but not to exceed 5% as determined by the consumer price index for the twelve (12) year anticipated life of the tax abatements-- to organizations & services that specialize in safe & habitable homes, cultural programming, and youth & education programs with the first contribution to be determined by October 1, 2026. Selections to be made in consultation with NAC in annual meetings.	In-Progress



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

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
24. DCFC will install signage and integrate storytelling on the history of the previous SW Hospital as well as including neighborhood history.	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.	Agree
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.		Agree



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

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	DCFC is committed to providing 3,000 complimentary tickets annually to DCFC matches for residents and organizations within the Impact Zone and adjacent neighborhoods. This allocation, valued at approximately \$60,000 per year, will continue at a minimum for the anticipated 12-year duration of the tax abatements, totaling \$720,000 in community ticket value over the abatement term.	Agree
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.	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. This program shall be operationalized upon stadium opening.	In-Progress



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

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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



6. Youth & Education

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	See response 27	In-Progress
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	DCFC will commit to investing \$100,000 in infrastructure for 1 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.	In-Progress
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		



7. Parking, Mobility, & Transit

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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. Updates shall include details on itemized parking lots and quantities to ensure transparency among residents and local stakeholders.	In-Progress



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

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	DCFC will commit to publishing its regular season match schedule at least 4 months prior to stadium matchdays 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.	In-Progress
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.	DCFC will work with the City to develop a Traffic Management Plan within 6 months of CBO approval to be implemented in conjunction with the stadium opening.	Agree



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

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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 up to 3 years following stadium opening for consideration on additional enhancements.	In-Progress
36. DCFC will create an incentive program for those who carpool, bike, or use transit to attend games and events at the stadium.	DCFC will create an incentive program for individuals that use public transit or non-motorized methods of transportation to attend DCFC matches at the stadium. The incentive program will begin in conjunction with the opening of the stadium and will run for at least 3 years.	In-Progress



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

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	See City of Detroit Response	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.	See City of Detroit Response	N/A



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

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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).	DCFC will partner with the City of Detroit and neighborhood organizations in the impact zone to install a minimum of four wayfinding signs across stadium premises and adjacent DCFC-owned properties to promote nearby neighborhood business districts (e.g. Michigan, Vernor, Bagley, etc).	In-Progress



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

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	See City of Detroit Response	N/A



8. Jobs, Wages, Labor Practices

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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
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.		Agree to remove
43. DCFC will commit to establishing a process to review applications from Detroiters first for management roles and other higher wage job opportunities.	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.	Agree



8. Jobs, Wages, Labor Practices (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
44. DCFC will support union neutrality (no card check mandate) for stadium employees	DCFC will support union neutrality (no card check mandate) for stadium employees for a minimum of 12 years.	In-Progress
45. DCFC will commit to reviewing job applications for permanent jobs from the impact area residents first.	Commencing no later than January 1, 2027, and continuing for a period of not less than three (3) years after completion of stadium construction, and in accordance with Applicable Laws, and existing labor agreements, DCFC 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.	In-Progress



8. Jobs, Wages, Labor Practices (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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
47. DCFC will work with all contracted organization to hire at least 50% of permanent jobs to Detroit Residents	Combined into response 45	In-Progress
48. DCFC will commit to a minimum of \$17/hr. for hourly stadium staff with regular review intervals	DCFC will commit to a minimum of \$17/hr. for hourly stadium staff with regular review intervals, excluding partnerships with any third-party vendors.	Agree



9. Housing Affordability & Home Repair

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
49. DCFC will commit to partnering with local organization that support the unhoused population in the impact area like Covenant House and Mana Meals	DCFC will commit to working with the City of Detroit Street Outreach Team and/or other local expert agencies to offer support to the unhoused population within the impact area.	In-Progress
50. DCFC will ensure development follows federal, state, and local laws to ensure accessible housing.	DCFC will ensure development follows federal, state, and local laws to ensure accessible housing.	Agree
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.	DCFC will commit to having housing units that average 60% AMI with 4 two-bedroom units at 50% AMI for the life of the Brownfield TIF.	In-Progress
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	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



9. Housing Affordability & Home Repair (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	Same as response 23 for proposed monetary contributions: Commencing in 2027 and continuing for twelve (12) years, Developer will contribute \$100,000 annually for a total of \$1,200,000-- as adjusted for inflation but not to exceed 5% as determined by the consumer price index for the twelve (12) year anticipated life of the tax abatements-- to organizations & services that specialize in safe & habitable homes, cultural programming, and youth & education programs with the first contribution to be determined by October 1, 2026. Selections to be made in consultation with NAC in annual meetings.	In-Progress
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.		



10. Communication & Transparency

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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



10. Communication & Transparency (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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 that is 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.	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	Agree



10. Communication & Transparency (Cont'd.)

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - DCFC Updated 10.16	Agreement Status
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.	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.	Agree



Community Benefits Request - City Response/Commitments 10/16

3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request – NAC Submitted 10.06	Community Benefits Response – City Updated 10.16	Agreement Status
10. The City of Detroit will commit to establishing and executing street beautification on W. Vernor between Grand Blvd. and 18th/Newark St.	The city recently upgraded lighting and redid sidewalks in this segment of Vernor as a part of the neighborhood framework plan. 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. DPW will assess pedestrian flow along W. Vernor and key intersections, for safety and beautification improvements. Potential improvements may include but are not limited to additional signage, pavement markings, or signalization. DPW will also assess the intersections along the corridor for vehicular and pedestrian safety improvements. These improvements will be implemented before the stadium opens.	In-Progress



3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Updated 10.16	Agreement Status
11. 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.	City will resurface 20th Street between Michigan Avenue and Newark Street at conclusion of project.	Agree



3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request – NAC Submitted 10.06	Community Benefits Response - City Updated 10.16	Agreement Status
18. The City will maintain a structured complaint and enforcement pathways page for all residents to access easily.	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. https://app.smartsheet.com/b/form/5a8f0f2eb7334d2fa9edd006fc432f6 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.	Agree



7. Parking, Mobility, & Transit

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Updated 10.16	Agreement Status
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	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. 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. DPW will assess pedestrian flow along W. Vernor and key intersections, for safety and beautification improvements. Potential improvements may include but are not limited to additional signage, pavement markings, or signalization. DPW will also assess the intersections along the corridor for vehicular and pedestrian safety improvements. These improvements will be implemented before the stadium opens.	In-Progress



7. Parking, Mobility, & Transit

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Updated 10.16	NAC – DCFC Agreement Status
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.	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. 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. https://www.michigan.gov/mdot/projects-studies/us-12-detroit-mobility-corridor	N/A - Informational



7. Parking, Mobility, & Transit

Community Benefits Request - NAC Submitted 10.06	Community Benefits Response - City Updated 10.16	Agreement Status
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. 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. 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.	In-Progress



GENERAL Q & A

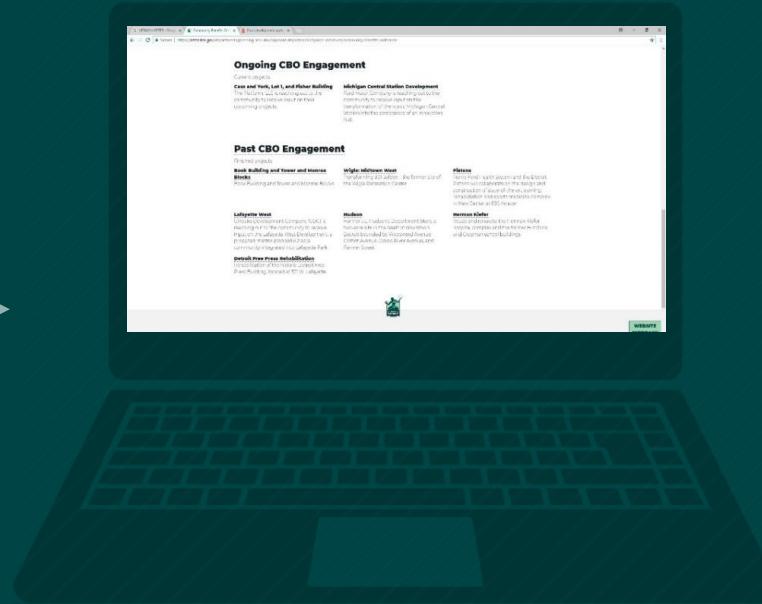


Comment cards also available

NAC 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

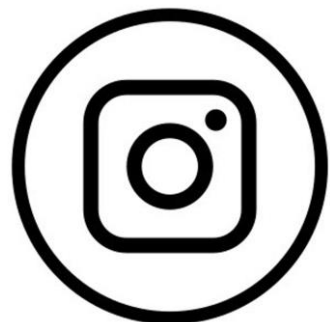
CONTACT THE NAC DIRECTLY



dcfcnac@gmail.com



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



**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>



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				
<i>Meeting 6 - NAC Working Session</i>		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.

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

What Comes Next

Next CBO Meeting:

Thursday October 23rd at 6pm

Doors at 5:30 for Registration and Refreshments

- DCFC and NAC Finalization of Community Benefits Proposal
- 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



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

APPENDIX: CBO MONITORING AND ENFORCEMENT

THE ORDINANCE

The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance

TIER 1 PROJECTS ARE:



\$75M
OR MORE IN
CONSTRUCTION
COST
S

+



\$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

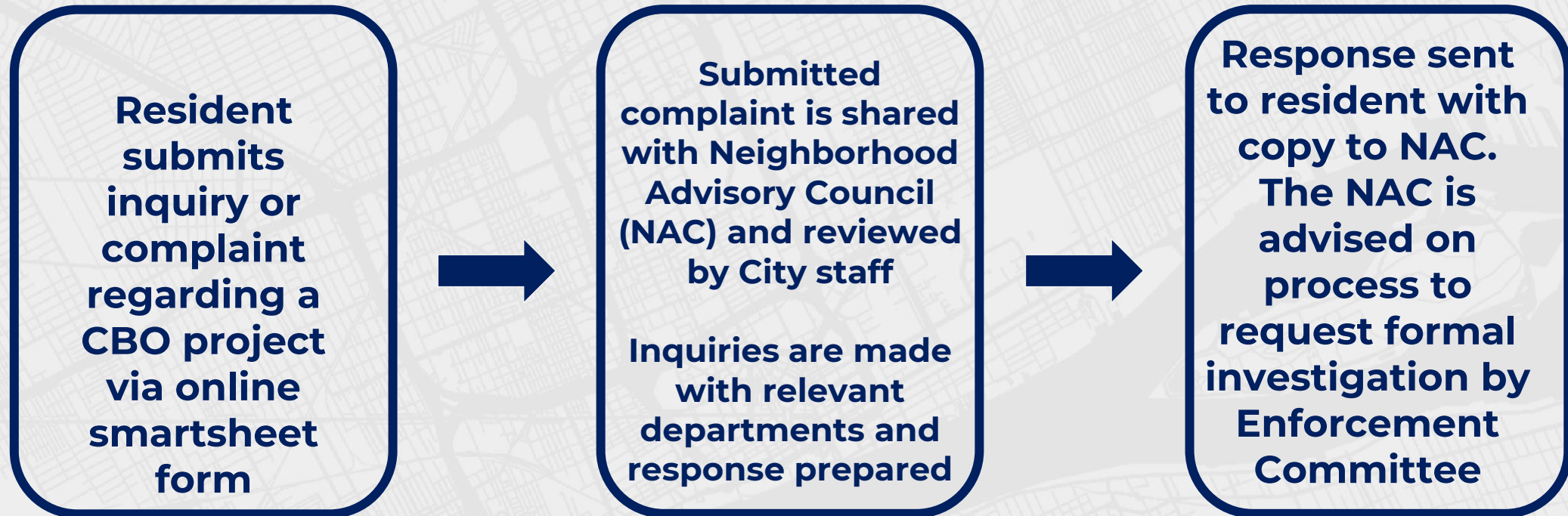
CRIO is responsible for *monitoring and enforcing Community Benefits Provisions*

- CRIO sends the developer a biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification within 14 days of the submission to verify commitments, if necessary
- CRIO meets with various departments to verify submitted information
- CRIO generates compliance reports for each active Community Benefits project. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

CBO Complaints or Inquiries

- **Formalized internal process for receiving and investigating complaints that are submitted to City via the public smartsheet form.**
- **City staff (PDD, CRIO, DON) review complaints; communicate with the NAC; and coordinate responses.**
- **Per the CBO, investigations of CBO agreement violations by the Enforcement Committee must be formally requested by the NAC.**

Stage 1: Citizen Submitted Complaints



Submit Public Comments for CBO Projects at:
<https://bit.ly/CBOPublicComment>

Stage 2: Formal Investigation Requested by NAC



****Enforcement Committee findings shall include:***

- 1. Whether the Developer is in compliance with the Community Benefits Provision***
- 2. How the Community Benefits Provision will be enforced or how violations will be mitigated***

Stage 3: NAC disagrees with Enforcement Committee findings

If NAC disagrees with findings or determines that the EC is not diligently pursuing enforcement - NAC may send notice to EC which will have 14 days to respond



If NAC is not satisfied with subsequent response from EC, NAC may petition City Clerk to request a City Council hearing with both the NAC and EC



City Council may elect to hold a hearing to determine if the EC has made reasonable efforts to ensure developer compliance.

Based on its findings, City Council can require follow up action from the EC and/or developer.

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www.detroitmi.gov/crio