

MACK AVENUE ASSEMBLY PLANT

# FUTURE



First new assembly plant to be built in the City of Detroit in nearly three decades.

**Fiat Chrysler Automotive Projects**

# **COMMUNITY BENEFITS REPORT**

**CITY OF DETROIT**

**PLANNING AND DEVELOPMENT DEPARTMENT**

**MAURICE COX - DIRECTOR OF PLANNING**

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# **Section A.**

## **NOTICE OF PUBLIC MEETING AND IMPACT AREA**

## A. NOTICE OF PUBLIC MEETING AND IMPACT AREA

The first public Fiat Chrysler Automotive Projects Community Benefits Meeting was held on **Wednesday, March 13, 2019 from 6:30 to 8pm**, UAW Local 7 Located at 2600 Conner St, Detroit, MI, 48215.

The *Public Notice* of the first meeting was mailed out to approximately 10,000 residents within the Impact Area (see Figure 1: Impact Area Map). The Impact Area includes Census Tract 9852, where this project is located. Three-hundred seventy (300) people were recorded as attending the first meeting. The full public notice, pictured below, has been attached to this document under Appendix 2.



LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN IMPACT AREA

### FIAT CHRYSLER JEFFERSON NORTH ASSEMBLY PLANT EXPANSION COMMUNITY BENEFIT PUBLIC MEETING

**Wednesday**      **UAW**  
**March 13, 2019**      **2600 Conner Street**  
**6:30pm - 8:00pm**      **Detroit, MI 48215**

#### IMPORTANT NOTICE

YOUR ADDRESS IS LOCATED WITHIN THE DESIGNATED IMPACT AREA OF THE  
FIAT CHRYSLER AUTOMOBILES JEFFERSON NORTH ASSEMBLY PLANT EXPANSION.  
PLEASE OPEN THIS MAILER FOR DETAILS.

**In partnership with the City of Detroit, Fiat  
Chrysler Automobiles plans to expand its  
Jefferson North Assembly Plant.**

**The plant expansion will generate  
approximately 4,950 new jobs.**

**Please read this important notice for  
information about community benefits and  
other impacts that may affect you.**

#### Conceptual Rendering of Proposed FCA Expansion

(www.detroitmi.gov)



#### GENERAL PROJECT INFORMATION

In partnership with the City of Detroit, Fiat Chrysler Automobiles is planning an expansion of its Jefferson North Assembly Plant. The expansion will generate approximately 4,950 new jobs.

As per the Community Benefits Ordinance (ORDINANCE NO. 35-16), a 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. The Impact Area (see map on opposite page) was determined by the Planning & Development Department.

#### POTENTIAL IMPACTS & MITIGATION STRATEGIES

The City of Detroit is aware of and acknowledges expressed community concerns related to this project in the following areas. Please bring any concerns to the conversation on the evening of Wednesday, March 13, 2019 and come ready to engage in the Community Benefits Process for this exciting new project.

- A. Construction
  - Noise and dust
  - Street closures
  - Pedestrian right of way closures (sidewalks)
  - Construction equipment staging
  - Construction hours
- B. Vehicular Traffic
  - Site connectivity
  - Traffic flow
  - Vehicular access through site
- C. Jobs
  - Jobs created
  - Access to jobs

The Planning and Development Department hosts a CBO website ([www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo)) and posted the Fiat Chrysler Automotive Projects Community Benefits Meeting dates. The mailing notice was also posted at this site. Notice was sent to the representatives of the City Council, LPD, and the DON. In addition, all presentations and project materials are available to the public on this website and on a Dropbox. The link is posted at [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo) and is as follows: <https://www.dropbox.com/sh/b54rc1d827rmgb7/AADB-in2pqbX4mmixvelcWwSa?dl=0>

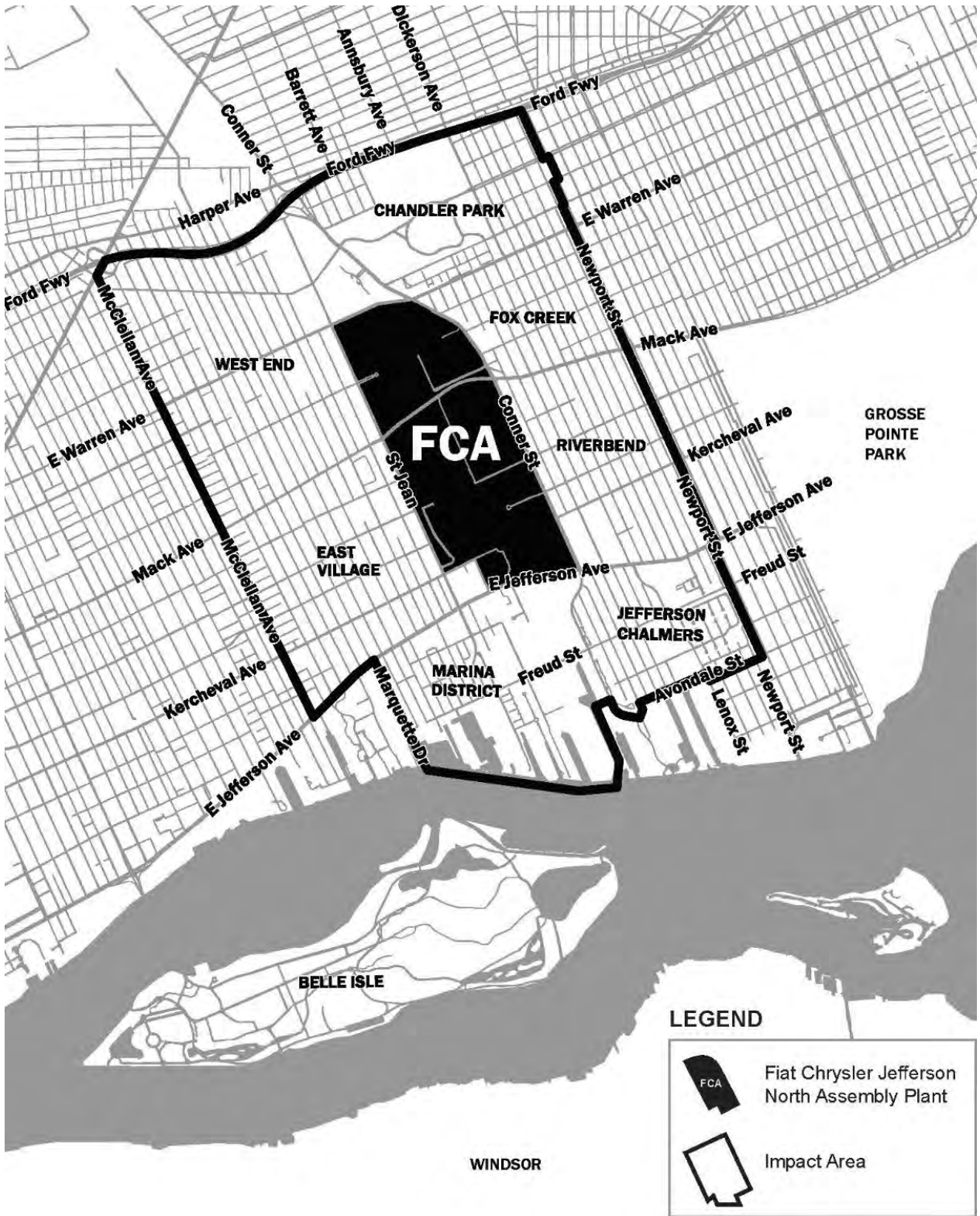


Figure 1: Impact Area

# **Section B.**

**NEIGHBORHOOD ADVISORY COUNCIL  
DEVELOPER  
CITY OFFICIALS**

## **B. NEIGHBORHOOD ADVISORY COUNCIL (NAC)**

<b><u>Neighborhood Advisory Council Member</u></b>	<b><u>Appointment by:</u></b>
Rhonda Theus	Impact Area Resident Selection
Michelle Jackson	Impact Area Resident Selection
Darnell Gardner	PDD Dir. Maurice Cox
Henry Williams	PDD Dir. Maurice Cox
Curtis Perry	PDD Dir. Maurice Cox
Thomas Hardiman	PDD Dir. Maurice Cox
Jay Henderson	District 4 Council Member Spivey
Juliette Okotie-Eboh	Council Member At-Large Janeé Ayers
Jerry King	Council President Brenda Jones

### **Ford Team**

- Ron Stallworth, Lead, Wayne County External Affairs
- Roy Richie, Director, Employee Relations
- Mike Lackaye, Talent Acquisition
- Ben Monacelli, Plant Facilities Engineering
- Marc Brazeau, Logistics
- Greg Rose, Environmental Health & Safety

### **City of Detroit Officials**

**Planning and Development:** Maurice D. Cox, Karen Gage

**Department of Neighborhoods:** Letty Azar, Vince Keenan

**Legislative Policy Division Representative (CPC):** Marcell Todd, George Etheridge

**City Council:** André L. Spivey Councilperson for District 4, Janeé Ayers – At-Large Councilperson, Brenda Jones – Council President

### **Detroit Economic Development Corporation**

**Executive Vice President:** Kenyetta Hairston-Bridges

# **Section C.**

## **PROJECT IMPACTS / REQUEST FROM NAC**



## SITE PLAN / ENVIRONMENTAL IMPACTS

### 1) FCA Site Plan Commitments

- FCA to commit to the maintenance of the water retention area and wall in perpetuity
- Landscaping & streetscape
- Plans for waterfront (DTE)

### 2) Environmental Reporting & Mitigation Plan

- Air quality
- Berms
- Disaster preparedness plan
- Noise
- Pollution control/prevention
- Waterfront impacts
- Water & sewer
- Water & sewer/pollution control/prevention/disaster preparedness
- ISO 14000 Report

### 3) Traffic Impacts & Mitigation Plan

- Traffic study and re-routing plan (Ingress & Egress Plan for employees and commercial truck traffic)
- Bus Route Impact (Where is the St. Jean bus route relocating too?)
- Greenways

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## WORKFORCE/EDUCATION (\$15,000,000.00)

### 1) Jobs Access

- MBE/WBE/Detroit/Community Participation Plan
- Vendor policy/selection/implementation plan
- WCCCD-Job Intake Center
- Recruit and hiring within the Impact Area
- Child Care funds (Grant to establish a child care center in the Impact Area)
- Monthly Bus pass assistance for Impact Area Residents
- Job fairs and hiring center
- Neighborhood preference policy for hiring
- Types of jobs available at all levels
- Recruitment Job Center

## 2) Jobs Training

- Workforce Development Programming for Impact Area Residents
- Returning Citizens training program with pay for Impact Area Residents
- Apprenticeships
- Support of job training and readiness programs

## 3) Youth – Investment in School Education

- Impact Area School Fund for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Schools to include STEM and STEAM. Sponsor a computer lab and library for: Southeastern, Davis Aerospace, Timbuktu, Remus Robinson, Carson's Academy
- Unrestricted Funds for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Scholarships for youth education
- Mentoring programs at for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Meals for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Uniforms for for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Extra-Curricular Activities (i.e. team uniforms, band equipment, etc) for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Contribution to building of new school for Davis Aerospace
- Establish a Restorative Justice Program with each of the schools within the Impact Area to create a de-escalation-of-violence training based upon Kingian (Martin Luther King) Philosophies. There are local trainers and there is a Detroit Justice Center.
- Establish a full service, staffed FCA Recruitment Center in the Impact Area. Impact Area residents will have priority.
- Develop/implement workforce readiness and job preparedness training at the WCCCD East Conner Campus. Also included is support for skilled trade training and apprenticeships.
- 8-year commitment STEAM/STEM and vocational technical programs where applicable for schools in the Impact Area.
- Pilot Program of Maker Spaces to Support STEM Programs of schools in impact area.
- Pilot Program at WCCCD and/or Southeastern of a Fab Lab Pilot Program that leverages the Fab lab and Stem centers to design, build, and develop the skills need to build advanced technologies for business and residential uses.
- Funding to establish/upgrade/enhance computer labs for the schools and libraries in the Impact Area.
- FCA and the City of Detroit jointly develop a hiring and retention policy for Returning Citizens (RCs) so that they have an opportunity for training programs and jobs. Impact Area RCs will be given first preference in this initiative.
- Internships for high school and college students at FCA and their vendors.

- Summer Youth Employment Program.
- Establish a child care center in the Impact Area.
- Mentoring programs for retention and success of new hires.

#### **4) Youth – Investment in Workforce Training**

- Career training in the automotive field
- Invest a vocational technical program which includes robotics for Southwestern High School
- Internship for college age students at Mack and JNAP for Impact Area Residents
- Summer Youth Employment Program for Impact Area Residents
- Workforce training, education, and development of skills trade jobs program with scholarships provided to area youths.

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### HOUSING (\$15,000,000.00)

#### **1) Beatification and Home Repair**

- 0% interest Grants for residents/churches on Beniteau (window replacements, insulation, siding and new roof/repair) to improve homes and reduce energy costs. To qualify these homes must be occupied by the time the community benefit proposal is signed.
- Blight removal (abandoned housing, businesses/storefronts, factories)
- Priority Demolition on homes from St. Jean to McClellan, and Mack to East Warren
- Accelerated demolition of dangerous buildings on Beniteau, Lillibridge and Fariview ( St. Jean to McClellan. JEfferson to Warren)
- Tree and weed removal in vacant lots / vacant lot clean ups and maintenance
- Home repair grants for citizens in the Impact Area
- Incentives for Fiat-Chrysler employees to move into the community and be subsidized for home ownership in the same manner as other companies have done, such as the Detroit Medical Center and Rock Financial.
- Provide rent and housing subsidies for residents in the Impact Zone, with preference given to existing residents.
- Single and multi-family home repair grant program for property upgrade/improvement/rehabilitation.
- Grants for Residents for home improvements. Create a fund for long standing residents to upgrade & repair our homes. Funding to truly reduce or eliminate energy costs

#### **2) Affordable Housing**

- Make a contribution to the affordable housing fund
- Funds for the installation of solar and renewable energy systems to assist lowering the amount residents pay for utility bills

### 3) Homeownership

- Incentives for Fiat-Chrysler employees to move into the community and be subsidized for home ownership in the same manner that has been done with support from other corporations: such as the Live Midtown and Live Downtown
- Funds to assist residents on Beniteau with delinquent property taxes

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## NEIGHBORHOOD IMPROVEMENTS (\$20,000,000.00)

### 1) Community Amenities

- Community Center(s) in the Impact Area: New Construction and/or Rehabilitation of community center in Impact Area
- Fund SNF for Neighborhood Improvements listed under this section
- **Recreation Center in Chandler Park** (Preferred)
- Recreation Center in Maheras Gentry Park
- Fund Libraries (Monteith & Chandler Park) within the Impact Area to create a program to capture and record the history of the lower eastside of Detroit. Develop outreach educational programming such as community fairs and other community gatherings to share the story of the east side community.
- Funds to add additional park amenities Picnic Pavilion, Benches, Grilling Stations, Playground Equipment, Basketball Courts, Bathrooms, Drinking Fountains, Trees & Shrubs in the Impact Area
- Development of Brewer Park
- Maheras Gentry Park improvements
- Old Joy Middle School (Pavilions, benches, grilling stations, and playground equipment
- Home repair grants for citizens in the Impact Area
- Develop a Chandler Park Community City Plan
- Grants for Residents/Churches on Beniteau (window replacements, insulation, siding and new roofs/repair). To qualify these homes must be occupied by the time the community benefit proposal is signed. Some residents want FCA to buy their homes.
- Accelerated demolition of dangerous buildings throughout the Impact Area.
- Funds to add additional park amenities Picnic Pavilion, Benches, Grilling Stations, Playground Equipment, Basketball Courts, Bathrooms, Drinking Fountains, Trees & Shrubs in the Impact Area.
- Providing a way to include small local businesses in its development and make some retail and services at company buildings available to the public, patterned after the Cleveland Medical Complex that established a uniform cleaning service run by residents.

## **2) Small Business**

- Investment in a community business development fund for residents of the Impact Area to start businesses in the area.
- Business façade improvements
- Vendor Selection within Impact Area or Detroit-based
- Code enforcement in the community
- Create a local economy for food sourcing, including urban farming.
- Create a market day to create connections between those working in the plants and those growing healthy food in the hundreds of community gardens across the east side and Detroit.
- Enact a 2-year moratorium on water shut-offs and tax foreclosures in the impacted area to assist families in need and to prevent displacement of residents.
- Provide funds to be placed in a community controlled permanent fund with benefits decided over time (with a 5-year suggestion) through a resident-controlled process for the East Canfield, East Village, Marina District, and West End neighborhoods.
- Financial support to help eligible legacy residents secure home repair grants, and boosting a façade improvement program targeting impact area businesses

## **3) Infrastructure**

- Free Wi-Fi – high speed MESH system
- Electrical repair: Commit to upgrade the deteriorated electrical infrastructure on the impact area
- Sidewalk repair - conduct a survey of broken or missing curbs and sidewalks within the Impact Area and replace
- Curb replacement - conduct a survey of broken or missing curbs and sidewalks within the Impact Area and replace
- Improved lighting on Beniteau, Lillibridge, and Fairview (St. Jean to McClellan, and East Jefferson to East Warren)

## **4) Mental health and drug facility for the community**

## **5) Provide a ride-sharing program for home bound and senior residents**

# **Section D.**

## **APPROVED COMMUNITY BENEFITS PROPOSAL**

### Support Neighborhood Stabilization Housing in the Impact Area with an investment of \$7.7M

#### 1) Demolitions

- a) City commits to invest \$5.4M in the completion of 300 demolitions in the impact area. Priority of 53 demolitions to be given to those publically-owned structures on/near the Beniteau impact area, as defined by the Detroit Building Authority. Remaining demolitions to be determined with support from NAC and other impact area members.
- b) 100 demolitions per year will be completed for the next three years
- c) Demolitions can be tracked at: <https://data.detroitmi.gov/Government/Demolitions-Data-Lens/xhif-khyv>
- d) The estimated start date for demolitions will be 9 months from the council approval date.
- e) Residents of the impact area will be involved in the selections of demolitions in the impact area
- f) Priority and accelerated demolition of vacant structures in the impact area of Beniteau to McClellan bordered by Mack and East Warren
- g) \$500,000 will be dedicated to home rehabilitation of DLBA owned homes within the impact area

#### 2) Home Repair Grants and Loans

- a) FCA US LLC commits to invest \$1.8M in home repair grants up to \$15,000 per grant in the impact area. Priority will be given to owner occupied homes along Beniteau Street impact area. The program will be executed over a two-year period or until funds are exhausted.
- b) Approximately \$700,000 will be directed to a specific grant program to support Beniteau Street residents who are acutely impacted by the construction along the project perimeter in repairing homes to prevent noise pollution. Awards will be granted up to \$15,000 per owner occupied, income eligible property.
- c) The grant process will be led by Detroit Housing & Revitalization Department who will manage program eligibility requirements and granting of awards.
- d) HRD staff will use maximum leniency allowed in resolving eligibility conflicts, ex. home insurance with program guidelines
- e) Those residents who fall outside the income eligibility guidelines for home repair grants will be encouraged to apply for 0% home repair loans.
- f) The estimated start date for the home repair grants program will be 3 months from the council approval date.

### **3) Detroit Land Bank Authority programs**

- a) DLBA commits to release side lots as possible for sale in the impact area through a side lot fair within 3 months from the council approval date
- b) DLBA commits to host an “Own It Now” home sales event in the impact area to improve resident opportunity purchase homes in the area be 3 months from the council approval date.
- c) DLBA and the City commits to do complete and/or partial rehabs of vacant homes in and around the impact area to spur investment in the neighborhood, subject to the completion of the Chandler Park, West End, Riverbend Neighborhood Plan.
- d) Residents of the impact area will be involved in the vacant home rehabilitation selection process.

## **Engage Impact Area Residents in Planning and Development with total commitment of \$1.6M**

### **1) Community Planning**

- a) The City commits to invest \$500,000 in developing a community plan for Chandler Park, West End and Riverbend sections of the impact area. (A map is attached as Attachment 1.)
- b) Based on the outcomes of the planning efforts, developer and community will work together to direct funding to specific outcomes.
- c) Community planning efforts will be conducted by the Detroit Planning and Development Department.
- d) The procurement of the planning consultant or commence within 90 days of the council approval.
- e) The City of Detroit will request DTE to complete a full analysis of the electrical infrastructure of the impact area of Beniteau to McClellan bordered by Mack and East Warren within 60 days of this agreement. This report will identify the issues with this power grid and the cost to make the necessary repairs to address these issues.
- f) Tree and weed removal in City and DBLA owned vacant lots and regular and continued maintenance in the impact area.
- g) From the time of this agreement, City of Detroit Water and Sewerage Department will postpone service interruptions in the impact area for two weeks to allow residents who have delinquent water bills to apply for funds through the Water Residential Assistance Program (WRAP). Once a resident applies for WRAP, their account will be placed on hold and service interruption will not occur while it is determined whether they are eligible for WRAP dollars.
- h) BSEED will enter into consent agreements (which creates leniency and the potential for waiver) to those homes that are in the process of securing a home renovation grant or loan.



**2) Impact Neighborhood Fund**

- a) FCA US LLC commits \$800,000 to fund recommended projects that result from neighborhood planning process in Chandler Park, West End and Riverbend neighborhoods.
- b) Funded projects may include but are not limited to: small business development, additional home repair programs, park improvements, and recreation center study or capital investment.
- c) The \$800,000 fund will be held by Invest Detroit for deployment in the impact area when the plan is complete; Invest Detroit will invest all proceeds into eligible activities when the plan is completed.

**3) Marketing Support**

- a) City will invest \$300k in marketing resources and engage with FCA US LLC and the community to develop a campaign to promote the impact area.

**Ensure Impact Area Residents Have Increased Access to Training and Job Opportunities through a funding commitment totaling \$18.8M**

**1) Detroit at Work**

- a) FCA US LLC commits to direct \$5.8M in state funding towards programs to maximize employment opportunities for Detroit residents
- b) The state funding will be administered by Detroit Employment Solutions Corporation (DESC)
- c) DESC commits to provide \$2M in-kind outreach, screening, pre-application support and interviewing services
- d) FCA US LLC and DESC will collaborate to develop and implement pre-application readiness training programs using the state funds
- e) FCA US LLC commits to hiring priority for impact area residents, Detroit residents, returning citizens and veterans
- f) FCA US LLC commits to working with the City to recruit Returning Citizens from targeted community-based training and support service programs
- g) FCA US LLC commits to provide work readiness training for new hires
- h) DESC commits to providing quarterly updates and metrics regarding pre-employment and workforce development within the impact area
- i) Items 1a – 1g must be specifically allocated to residents of the impact area

### **2) Education Programs**

- a) FCA US LLC commits to \$4M to fund manufacturing career academy programs at Southeastern High School / CTE facilities for youth and adults in partnership with the City and Detroit Public School Community District (DPSCD)
- b) City commits to fundraise \$4M from public and private sources in additional support to manufacturing career academy CTE programs, in addition \$2M contributed by the City for adult training
- c) The funds will be administered by Detroit Employment Solutions Corporation, working as the City's fiscal agent for workforce development under existing and future potential partnership agreements with DPSCD
- d) The city recognizes the importance of Timbuktu Academy and will work to fundraise \$50k with philanthropic partners toward improvements to its computer lab and library.

### **3) Grow Detroit's Young Talent**

- a) City commits \$500k to fund the Grow Detroit's Young Talent (GDYT) summer youth employment program
- b) The GDYT funding will be administered by Detroit Employment Solutions Corporation (DESC), the program's fiduciary

### **4) Detroit Promise**

- a) City commits \$500k to fund scholarships through the Detroit Promise
- b) The Detroit Promise funds will be administered by the Detroit Regional Chamber
- c) The scholarships will be earmarked specifically for students of the impact area

### **5) AMP at WCCCD**

- a) FCA US LLC commits to develop the Automotive Manufacturing Program (AMP) at Wayne County Community College

## **Continued Community Engagement**

### **1) Community Benefits Compliance**

- a) The City has an enforcement committee that will meet for the duration of the time period identified in the Community Benefits Provision and will inform and include the NAC in this enforcement process
- b) FCA US LLC will submit all site plans through the standard planning review process, which includes City of Detroit Planning and Development and Buildings, Safety Engineering and Environmental Department review

- c) FCA US LLC commits to publishing its Environmental Protection Plans (EPP) and will make that report accessible and available to the public.
- d) FCA US LLC will abide by and comply with all existing ordinances and federal, state and local laws, including the City's Community Benefits Ordinance

### **2) Small Business Support**

- a) FCA US LLC committed to hosting a minority supplier Matchmaking event in the impact area community within 90 days of the council approval
- b) City committed to leveraging two existing small business programs (Motor City Match and Motor City Restore) to provide support to new and small business owners in the impact area. Residents can begin to take advantage of these programs immediately.
- c) Specific focus be given to small business start-ups in the impact area.

# **Appendix 1.**

## **COMMUNITY BENEFITS ORDINANCE NO. 35-16**

**NOTICE OF  
ENACTMENT OF ORDINANCE**

To: THE PEOPLE OF DETROIT,  
MICHIGAN.

Through an initiative submitted by City Council resolution, the people of the City of Detroit adopted the following ordinance at the November 8, 2016 General Election:

**ORDINANCE NO. 35-16  
CHAPTER 14.  
COMMUNITY DEVELOPMENT  
ARTICLE XII.  
COMMUNITY BENEFITS**

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

**Section 1.** Chapter 14 of the 1984 Detroit City Code, *Community Development*, is amended by adding Article XII, *Community Benefits*, which consists of Sections 14-12-1 through 14-12-5, to read as follows:

**CHAPTER 14.  
COMMUNITY DEVELOPMENT  
ARTICLE XII.  
COMMUNITY BENEFITS**

**Sec. 14-12-1. Purpose; Title.**

(a) The City is committed to community outreach and engagement that promotes transparency and accountability and ensures development projects in the City of Detroit benefit and promote economic growth and prosperity for all residents.

(b) This article shall be known as the "Detroit Community Benefits Ordinance."

**Sec. 14-12-2. Definitions.**

*Community Benefits Provision* means the agreement made by and between the Planning Director and the Developer which specifically addresses the issues raised by the NAC.

*Enforcement Committee* means a committee led by the City's Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, and other relevant City departments as determined by the Planning Director.

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

*NAC* means the Neighborhood Advisory Council.

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

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

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

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

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

(1) Land transfers that have a cumulative market value of Three Hundred Thousand Dollars (\$300,000) or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates; or

(2) Tax abatements that abate more than Three Hundred Thousand Dollars (\$300,000) of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

**Sec. 14-12-3. Tier 1 Projects.**

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

(1) Prior to submitting to City Council a request for approval of Land transfers or Tax abatements related to a Tier 1 Project, the Planning Director shall hold at least one public meeting in the Impact Area as defined in this Section.

(2) The City Clerk shall forward notice of the public meeting via First Class Mail no less than 10 days before such meeting to all City of Detroit residents within three hundred radial feet of the Tier 1 Project. The notice shall include:

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

b. General information about the Tier 1 Project;

c. A description of the Impact Area and the location of the Tier 1 Project;

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

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

(4) At the public meeting, the Planning Director will present general information about the Tier 1 Project, discuss ways in which the Tier 1 Project is anticipated to impact the local community, and ways in which the Developer and the Planning Director plan to address or mitigate these impacts.

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

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

(b) *Neighborhood Advisory Council.*

(1) The Planning Director will accept nominations to the NAC from any person that resides in the Impact Area.

(2) All residents over the age of 18 that reside in the Impact Area are eligible for nomination.

(3) The NAC shall consist of nine members, selected as follows:

a. Two Members selected by residents of the Impact Area chosen from the resident nominated candidates;

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

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

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

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

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

(c) *Engagement with Developer.*

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

(2) City Council by a 2/3 vote of members present or the Planning Director may facilitate additional meetings which the Developer, or the Developer's designee, shall participate in as directed.

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

(d) *Community Benefits Report.*

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

(2) The Community Benefits Report shall contain:

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

b. A list of the NAC members, and how they were selected.

c. An itemized list of the concerns raised by the NAC.

d. A method for addressing each of the concerns raised by the NAC, or why a particular concern will not be addressed.

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the NAC prior to submission to City Council.

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

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

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

*(e) Development Agreement.*

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

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

b. The procedure for community members to report violations of the Community Benefits Provision to the NAC.

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

d. Continued community engagement or community meeting requirements.

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

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

*(f) Enforcement.*

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

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

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

ii. a representative from the Planning and Development Department;

iii. a representative from the Law Department;

iv. a representative from the Human Rights Department.

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

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

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

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

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

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

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

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

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

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

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

a. If City Council determines that the Enforcement Committee has made reasonable efforts, City Council shall notify the NAC and the Enforcement Committee of their findings.

b. If City Council finds that the Enforcement Committee has not made reasonable efforts, City Council shall make specific finding to the Enforcement Committee on the steps that need to be taken to comply with the Community Benefits Provision.

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

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

**Sec. 14-12-4. Tier 2 Projects.**

(a) Developers shall:

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

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

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

**Section 14-12-5. Exemptions.**

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

**Section 2.** All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

**Section 3.** This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

**Section 4.** The article added by this ordinance has been enacted as comprehensive local legislation. It is intended to be the sole and exclusive law regarding its subject matter, subject to provisions of state law.

(J.C.C. page ):

Passed:

Approved: November 8, 2016

Certified by the Board of

County Canvassers: November 22, 2016

Published: November 29, 2016

Effective: November 29, 2016

JANICE M. WINFREY

Detroit City Clerk

# **Appendix 2.**

**LEGAL MEETING NOTICE**

**AND**

**PUBLIC MEETING FLYER**

Wednesday  
March 13, 2019  
6:30 - 8:00pm

UAW  
2600 Conner Street  
Detroit, MI 48215

*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](mailto:crio@detroitmi.gov) to schedule these services.*

The Community Benefits Ordinance is a law that requires developers to proactively engage with the community to identify and address potential impacts and community benefits of certain development projects. The ordinance was approved by Detroit voters in 2016.

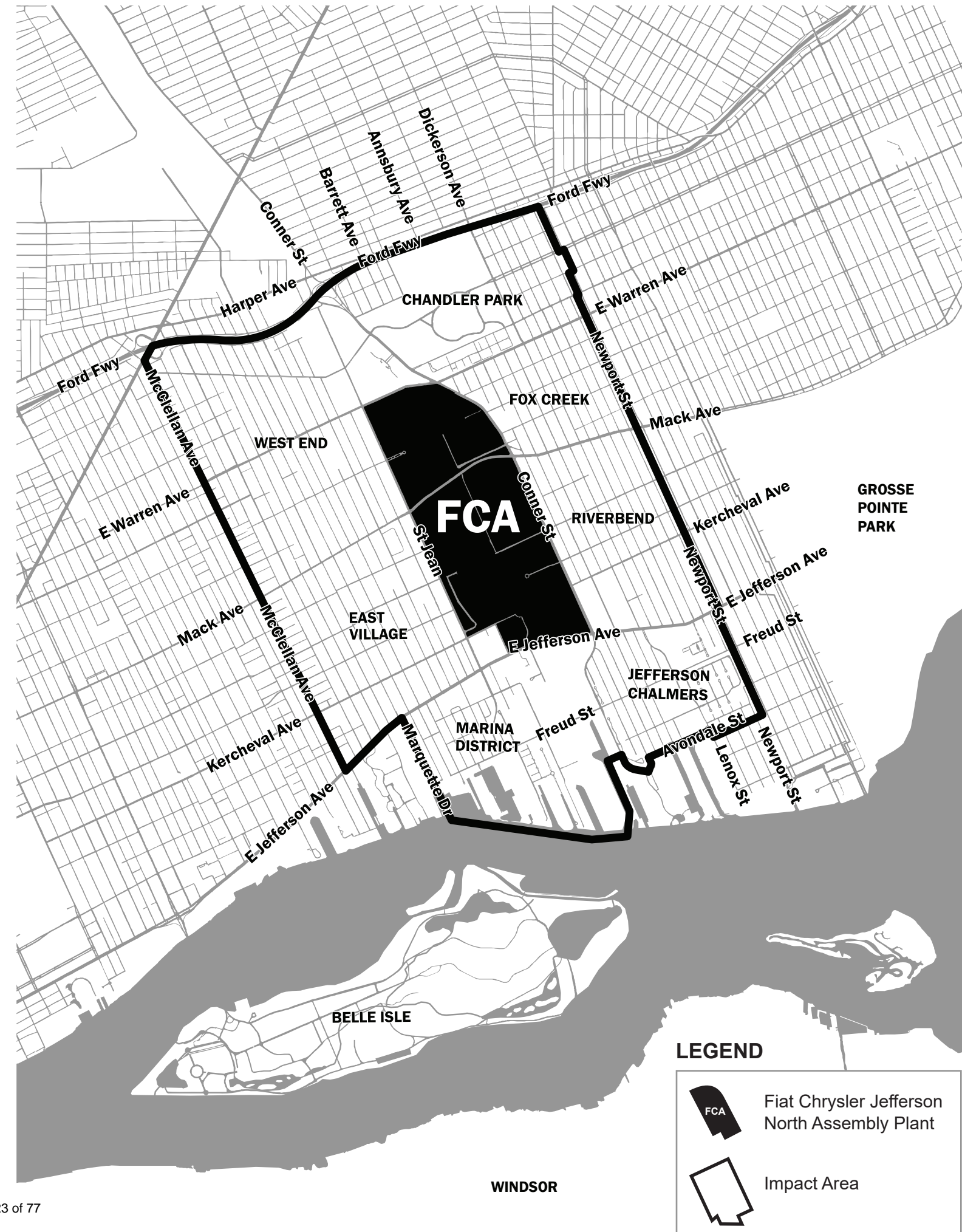
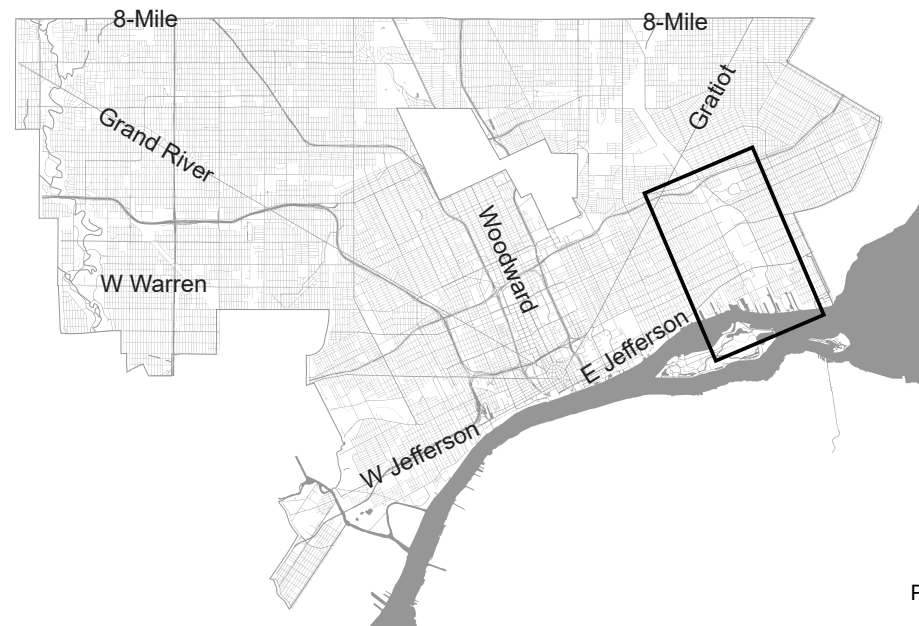
When projects trigger the CBO process, a Neighborhood Advisory Council (NAC) is established with nine resident representatives from the project's impact area. The NAC works directly with the developer to mitigate potential negative project impacts. The NAC's recommendations are included in the final development agreement approved by the Detroit City Council.

Come to this meeting to learn more about this project and how you can participate in this process.

for more information, visit: [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo)

IMPACT AREA

The project impact area is located on the far east side of Detroit. In clockwise direction, it is bound by the Edsel Ford Freeway/ I-94, the alley between Newport St and Lakewood St, Avondale St, Conner St, Clairpointe St, the Detroit River, Marquette Dr, E Jefferson Ave, McClellan Ave, and Gratiot Ave. Please see the opposite page for map of the impact area.





FIAT CHRYSLER  
JEFFERSON NORTH ASSEMBLY PLANT EXPANSION  
COMMUNITY BENEFIT PUBLIC MEETING

Wednesday UAW  
March 13, 2019 2600 Conner Street  
6:30pm - 8:00pm Detroit, MI 48215

**IMPORTANT  
NOTICE**

YOUR ADDRESS IS LOCATED WITHIN THE DESIGNATED IMPACT AREA OF THE  
FIAT CHRYSLER AUTOMOBILES JEFFERSON NORTH ASSEMBLY PLANT EXPANSION  
PLEASE OPEN THIS MAILER FOR DETAILS

In partnership with the City of Detroit, Fiat Chrysler Automobiles plans to expand its Jefferson North Assembly Plant.

The plant expansion will generate approximately 4,950 new jobs.

Please read this important notice for information about community benefits and other impacts that may affect you.



**GENERAL PROJECT INFORMATION**

In partnership with the City of Detroit, Fiat Chrysler Automobiles is planning an expansion of its Jefferson North Assembly Plant. The expansion will generate approximately 4,950 new jobs.

As per the Community Benefits Ordinance (ORDINANCE NO. 35-16), a 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. The Impact Area (see map on opposite page) was determined by the Planning & Development Department.

**POTENTIAL IMPACTS & MITIGATION STRATEGIES**

The City of Detroit is aware of and acknowledges expressed community concerns related to this project in the following areas. Please bring any concerns to the conversation on the evening of Wednesday, March 13, 2019 and come ready to engage in the Community Benefits Process for this exciting new project.

**A. Construction**

- Noise and dust
- Street closures
- Pedestrian right of way closures (sidewalks)
- Construction equipment staging
- Construction hours

**B. Vehicular Traffic**

- Site connectivity
- Traffic flow
- Vehicular access through site

**C. Jobs**

- Jobs created
- Access to jobs

# **Appendix 3.**

## **NAC MEETING SCHEDULE**

# CBO Meetings

- **Community Benefit Public Meeting #1** - Kickoff Meeting/Overview: Wednesday, March 13, 2019 from 6:30 to 8pm, UAW Local 7 Located at 2600 Conner St, Detroit, MI, 48215

[CBO Meeting Flyer](#)

- **Meeting Added:** Community Benefit Public Meeting - Additional Kickoff Meeting/Overview: Thursday, March 14, 2019 from 6:30 to 8pm, UAW Local 7 Located at 2600 Conner St, Detroit, MI, 48215
- **Community Benefit Public Meeting #2** - NAC Selection / NAC Vote: Wednesday, March 20, 2019 from 6:30pm to 8:30pm, Samaritan Center Gymnasium, 5555 Conner St., Detroit, MI 48215
- **Community Benefit Public Meeting #3** - FCA Development Presentation: Wednesday, March 27, 2019 from 6:30 to 8pm, UAW Local 7 Located at 2600 Conner St, Detroit, MI, 48215
- **Community Benefit Public Meeting #4** - NAC Develops Impact List: Wednesday, April 3, 2019 from 6:30 to 8pm, UAW Local 7 Located at 2600 Conner St, Detroit, MI, 48215
- **Community Benefit Public Meeting #5** - NAC Presents Formal Impact List: Wednesday, April 10, 2019 from 6:30 to 8pm, UAW Local 7 Located at 2600 Conner St, Detroit, MI, 48215
- **Community Benefit Public Meeting #6** - City of Detroit Response to Formal NAC Impact List: Wednesday, April 17, 2019 from 6:30 to 8pm, UAW Local 7 Located at 2600 Conner St, Detroit, MI, 48215

[Presentation - CBO Meeting #6](#)

[FCA Impact List](#)

- **Community Benefit Public Meeting #7 (ADDED 4/17)** - Developer Response to Formal NAC Impact List: Wednesday, April 22, 2019 from 6:30 to 8pm, **Salvation Army Located at 3000 Conner St, Detroit, MI, 48215**
- **Community Benefit Public Meeting #8** - Final Benefit Package Presentation and NAC Vote: Wednesday, April 24, 2019 from 6:30 to 8pm, UAW Local 7 Located at 2600 Conner St, Detroit, MI, 48215

# **Appendix 4.**

## **MEETING NOTES**

FCA CBO Meeting #2 – Wednesday, March 20, 2019

Held at Samaritan Center Wellness Center Gymnasium, 5555 Conner St., 48215

Meeting Notes

The presentation made at this meeting is available at [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo) or at [www.fca4detroit.com](http://www.fca4detroit.com)

### **Meeting Agenda**

- Welcome + Opening Remarks
- Community Benefits Ordinance (CBO) Re-Cap
- NAC Resident Candidate Speeches
- Overview of Voting
- Round 1 Voting / Fiat Chrysler (FCA) Project Presentation
- Round 2 NAC Finalist Candidate Speeches / Voting
- Announcement of Community Selected NAC Members

### **Welcome and opening remarks + Recap of CBO Process | Letty Azar and Arthur Jemison, City of Detroit**

- Letty Azar opens the meeting
- Arthur Jemison provides an overview of the CBO process and how the voting will proceed to select the two resident nominated NAC members

### **NAC Resident Candidate Speeches**

- Statements from residents that wish to serve on the NAC
- 32 residents spoke and nominated themselves to serve on the NAC

### **Round 1 Voting / Fiat Chrysler (FCA) Project Presentation**

- Impacted area residents vote for top four candidates
- FCA provides a high level overview of the FCA expansion project

### **Round 2 -NAC Finalist Candidate Speeches / Voting**

- Michelle Jackson, Jay Henderson, Jerry Kind, Rhonda Theus announced as top four candidates from the primary round of voting
- Each candidate provides a statement on why they serve the NAC

### **Announcement of Community Selected NAC Members**

- Letty Azar announced the two resident selected NAC members: Michelle Jackson, Rhonda Theus

FCA CBO Meeting #3 – Wednesday, March 27, 2019  
Held at UAW Local 7: 2600 Conner Street, Detroit, MI 48215  
Meeting Notes

The presentation made at this meeting is available at [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo) or at [www.fca4detroit.com](http://www.fca4detroit.com)

### Meeting Agenda

- Welcome + Opening Remarks
- Introduction of the Neighborhood Advisory Council (NAC)
- Fiat Chrysler (FCA) Project Presentation
- Overview of Project Benefit Analysis
- NAC Q&A
- Next Steps
- Public Comment

### Meeting opens at 6:35

- Letty Azar opens the meeting

### Introduction of the NAC

- Letty Azar asks the Neighborhood Advisory Council Members to take a few minutes to introduce themselves
- PDD staff distributes comment cards for community input at the meeting



### Fiat Chrysler (FCA) Project Project Overview – Ron Stallworth, FCA

- Presentation of the overall project and how 4,950 new jobs will be created as a result of the \$2.5 Billion investment with detail in regards to:
  - Land acquisitions
  - Jobs created and available (hiring will begin in Q1 2020)
  - FCA hiring process, wages, apprenticeship programs, training
  - Details around the expansion: Mack Avenue and Jefferson North: Paint shop, General assembly plant, Body shop
  - Logistic and traffic study update, focus around traffic volumes, industrial noise form the site, environmental impact of the traffic on-site (including use of natural gas trucks)
  - Environmental emissions measures, conservation: air, water and stormwater management, recycling and waste reduction, health and safety
  - [www.fca4detroit.com](http://www.fca4detroit.com)

### Q&A from the NAC

- Noise mitigation discussion
- Request that the facility be screened with an attractive wall and landscaping that will be a community amenity
- Request for site plan and for a clarification of how the land around the St. Jean roadway and berm south of Mack will be used

## FCA CBO Meeting #3 – Wednesday, March 27, 2019

Held at UAW Local 7: 2600 Conner Street, Detroit, MI 48215

### Meeting Notes

- Request for the City to expedite demolitions and lighting in the area
- Request for clarification on where the St. Jean traffic will go
- Confirmation the development team has met with:
  - Beniteau Residents regarding wall
  - Enterprise Academy regarding pick up and drop off
  - Local schools for training opportunities
- Request for to work with returning citizens, specifically united way in addition to Michigan Works
- Confirmation that the jobs number is the real jobs number and clarification regarding collective bargaining impacting those jobs
- Confirmation that the property will seek LEED status and will investigate small scale solar projects to off-set energy needs
- Confirmation regarding the rezoning hearing follow-up meeting scheduled on April 4, at Coleman A Young Municipal Center at 5pm
- Request for support on recreation or other charitable opportunities that will support the community
- Confirmation that increased rail traffic will not impact roadway traffic
- Agreement made by both City and Developer representatives for additional meetings to ensure a transparent and meaningful CBO process

### Public Comment

Concerns raised during public comment can be summarized as follows:

- Questions raised relative to clarity of the site plan and acquisition plan. Request for a final site plan
- Request to work with community centers and groups in the community, such as Mack Alive
- Request for more information on the Conner Creek plant and how it will be screened from view with landscaping and how the site will be drained
- Disaster plan for communicating any issues if there is a disaster onsite
- Use local contractors in the community for landscaping and demolition etc.

### Next Steps

- PDD will collect all cards, scan them, and post them online. The cards will also be typed up for the NAC and the community to review.
- City and development team will work with NAC to arrange follow up conversations before the next meeting

The presentation made at this meeting is available at [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo) or at [www.fca4detroit.com](http://www.fca4detroit.com)

### Meeting Agenda

- Welcome + Opening Remarks
- City Presentation & Update
- NAC Questions & Answers
- Public Comment
- Next Steps

### Meeting opens at 6:35

- Arthur Jemison opens the meeting

### City Presentation & Update

- Arthur Jemison provides an update on CBO meetings and schedule. New meetings added per community request. New deadline to Council April 26, explained.
- Arthur Jemison explains new information and updates on the project site, as the project is evolving. More research is being completed such as the sound study, traffic study, ect.
- This meeting is meant to hear from the public to develop the impact list for the project.



### NAC Member Question and Comments

- Request for site plan and project details: include specifics on environmental and health impacts of project during production, during construction, and added site traffic on stormwater, air quality, noise. How will it be monitored and reported upon publicly?
- Specific plan for jobs, access to jobs, training and supportive restorative training for those jobs. Include pathways for career training for various groups: preferential hiring for area residents, youth, felons.
  - Work with area partners: United Way, local schools, Wayne County Community College, local community non-profits
  - Not just automotive training, but training for careers in alternative energy such as solar, etc.
- Details on how this project will protect stormwater issues in the area, and not add to it
- Incinerator was closed, what is the trash recycling and reduction plan
- Request for the FCA/City to explain how this project fits into existing plans ongoing in the community. Such as Jefferson East Business Assoc., LEEP, Jefferson Chalmers Plan, etc.
- Support home-ownership with homebuyer assistance program
- Support existing residents with grants for home repair
- Support area schools with funding for youth career training, conflict resolution centers, computer systems, youth focused activities
- Request to support ongoing supportive services and economic development programs at successful area non-profits, such as the Jefferson East Assoc. Support a fund to facilitate locally-owned businesses in the community
- Invest in the existing community assets such as parks and schools – add a recreation center
- Provide funding to existing programs that have been set up to stabilize rents in the area



- Request for clawback and performance measures within the benefit agreement
- The Iron Belle/Conner Creek greenway is being removed with the closure of St. Jean, this needs to be replaced
- Request for continued public engagement from FCA, beyond the CBO process

### **NAC Q&A Response**

Arthur Jemison, City of Detroit

- Specific discussion on traffic and deliveries to be presented next week
- Specific discussion on blight removal and lighting to be presented next week
- Recreation Center will be acknowledgement from the City and FCA
- Choices under and impact list must be developed and tradeoff for the next Wednesday

Ron Stallworth, FCA

- This is the listening session today.
- FCA would like to understand the prioritized impact list from the NAC
- Returning citizens is on the priority list for FCA

### **Public Comment**

Concerns raised during public comment can be summarized as follows:

- How can the community make this project better?
- What if the NAC does not feel like my impact is not important?
- Consider the lower eastside action plan to strengthen the plan and consider investing in open space. Community solar. Trees, evergreens, landscaping around the plant. Beatification. Can the wall be pretty?
- Area schools such as Southeastern school and Hamilton Academy needs investment and support to improve classrooms and computer systems
- Questions raised relative to clarity of the site plan and acquisition plan. Request for a final site plan. Will Beniteau close?
- Preserve and support existing businesses. Do not relocate the store.
- Request for clarification of the incentives
- Provide residents from this community with the first access to these jobs, and training to prepare for these jobs.
- Invest in a recreation center.
- Fine FCA for not providing the jobs committed to or if they do not adhere to the benefits agreement
- More traffic issues with traffic. Warren only has one lane. Bike lanes are back.
- Truck impacts on roadway conditions
- Southeastern campus for maker spaces, recreation centers
- Recreation for people McClellan to St Jean
- Traffic report and environmental reports are extremely important
- Rezoning Confirmation regarding the rezoning hearing follow-up meeting scheduled on April 4, at Coleman A Young Municipal Center at 8pm. Rezoning vote I the community on May 25th
- Restorative justice programs, maker spaces, mesh systems for free internet
- Request to replace St Jean greenway on Conner

FCA CBO Meeting #4 – Wednesday, April, 3 2019 | 6:30pm  
Held at UAW Local 7: 2600 Conner Street, Detroit, MI 48215

### Meeting Notes

- Preserve public access to the waterfront near Conner Plant.
- Extend the riverwalk to Gabriel Richard Park to Grosse Pointe
- Use local contractors in the community for landscaping and demolition etc. Berm contractors are not minority contractors.

### Next Steps

- PDD will collect all cards, scan them, and post them online. The cards will also be typed up for the NAC and the community to review.
- NAC to develop formal impact list based upon community comments received
- Next meeting April 10, 2019

FCA CBO Meeting #5 – Wednesday, April 10, 2019

Held at UAW Local 7: 2600 Conner Street, Detroit, MI 48215

## Meeting Notes

The presentation made at this meeting is available at [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo) or at [www.fca4detroit.com](http://www.fca4detroit.com)

### Meeting Agenda

- Welcome + Introductions
- Project Incentives Presentation
- Fiat Chrysler (FCA) / City: Requested issue updates
  - Site plans and maps, Beniteau construction, Traffic routes, Zoning
- Neighborhood Advisory Council (NAC) Q&A
- NAC Draft Impact List Public Presentation
- Next Steps
- Public Comment

### Meeting opens at 6:35

- Arthur Jemison opens meeting
- NAC Present: Darnell Gardner, Juliette Okotie-Eboh, Jay Henderson, Rhonda Theus, Jerry King, Thomas Hardiman, Henry Williams, Curtis Perry
- NAC Not present: Michelle Jackson

### Project Incentives Presentation – Kenyetta Bridges, DEGC

- FCA has applied for up to \$160 Million approximate incentive value, which is about 6.4% of \$2.5 Billion Total FCA Investment, and will result in a \$300 Million Net Fiscal Benefit to Detroit and over 4,950 new jobs.
- Provided a summary of the programs: Industrial Property Tax Abatement (P.A. 198), Good Jobs for Michigan Program, Michigan Business Development Program (MBDP), State Essential Services Assessment Exemption (SESA)

### Fiat Chrysler (FCA) / City: Requested issue updates

- Site plan: Ben Marcelli, head of FCA Building Construction, presents site plan for clarification
- Beniteau: Ben Marcelli, head of FCA Building Construction, presents new plan for Beniteau where the street will remain open to through traffic
- Traffic study results: Ron Brundidge, Director of the City of Detroit Department of Public Works, provided an overview of the traffic study and the proposed mitigation plans for increased traffic
- Zoning update: Arthur Jemison, City of Detroit, provides information on the next zoning meeting. Thursday, April 25th, 7:45pm, Coleman A. Young Municipal Center, City Council Chambers, Rm 1126

### Q&A from the NAC

- Request for clarification on the “drop dead dates” for deal
  - CBA is due April 26
  - City/FCA present impact mitigations on April 17
  - CBA is voted upon on April 24
- Request to reduce the number of truck axels on city roads
- FCA confirmed that Ron Stallworth will be the community liaison moving forward

## FCA CBO Meeting #5 – Wednesday, April 10, 2019

Held at UAW Local 7: 2600 Conner Street, Detroit, MI 48215

### Meeting Notes

- Jerry King – does FCA have plans about community engagement? Any thoughts you already have about programming possibilities?
- Questions raised around traffic issues and bike lanes
- Request for data on the community and a map with street names
- Comment for FCA to remember that they have been in the community a long time.

### **NAC Draft Impact List Public Presentation**

- Draft Impact list was read and presented.
- Copies of the draft were distributed at the meeting.

### **Public Comment**

Concerns raised during public comment can be summarized as follows:

- Questions raised about safety of stormwater pond, look, and function. Who will maintain the wall and the pond.
- No to speed bumps, use traffic signs
- Divert Kercheval truck traffic to Conner
- MDOT direct exist from St. Jean
- Request for small business partnership
- \$2.5 Million to the affordable housing trust fund for affordable housing
- Suggestion for hot dog event
- Lillibridge residents will be negatively impacted by the rezoning
- Cannot download site plans
- Truck Company Conner and Frued
- A Beniteau resident wants to be bought out
- Safety and security at FCA: fire marshal, active shooter plan, catastrophic event plan
- Free wi-fi, use the local people
- Atlas Wholesale would like a road easement for access to their site
- Fumes in the neighborhood already, now there is paint.
- Are the city programs really helping people that need help? SFN needed
- Unbanked programs for home repair
- What is going to happen with housing on the west side of the plant
- Process clarification questions; CBO process is rushed
- Where are our children in the process – makerspaces
- Update on the land swap, timing, and what if project doesn't go through
- Questions about the State's role
- MEDQ permit – what is the impact environmental, will there be demographics of the health of residents,
- Concerns raise on the impacts of infrastructure, education, and social impact on the community

FCA CBO Meeting #6 – Wednesday, April 17, 2019

Held at UAW Local 7: 2600 Conner Street, Detroit, MI 48215

Meeting Notes

The presentation made at this meeting is available at [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo) or at [www.fca4detroit.com](http://www.fca4detroit.com)

### **Meeting Agenda**

- Welcome and Introduction
- Formal Impact List Public Presentation
- City: Response to Draft Impact List
- NAC Questions & Answers
- Public Comment

### **Meeting opens at 6:35**

- Jerry King opens meeting
- NAC Present: Darnell Gardner, Juliette Okotie-Eboh, Jay Henderson, Rhonda Theus, Jerry King, Thomas Hardiman, Henry Williams, Curtis Perry, Michelle Jackson

### **Formal Impact List Public Presentation – Neighborhood Advisory Council**

- NAC reads the impact list for submittal, attached here to this file.

### **City: Response to Draft Impact List – Arthur Jemison**

- Arthur Jemison explains the City is ready to respond to the Draft Impact List, however the Team requests a meeting on Monday April 22 at the Salvation Army to allow the FCA to respond to the Impact List
- The presentation provided by the City of Detroit [is available here](#).

### **Action Item of the NAC**

- NAC voted to add a CBO meeting on Monday April 22 at the Salvation Army to allow the FCA to respond to the Impact List

### **Q&A from the NAC**

- Request to expand the Chandler Park plan to include other areas around the FCA plant.
- This timeline has been very short; NAC requested an extension and requested documents to be provided in advance of meeting
- Emphasis on home repair grants to homeowner and a community center. Community center might be a part of a larger planning process.
- Clarification provided around how these dollars the City is new investment, not money already allocated to this community.
- Request for FCA to create a stormwater system to benefit residential stormwater credits; fees
- Request for air monitoring and a specified air quality liaison for this community
- Request for advance review of the FCA benefit package

Meeting Notes

**Public Comment**

Concerns raised during public comment can be summarized as follows:

- MDEQ – where are the monitoring stations in this area? Can MDEQ supply additional monitoring equipment, especially for construction? As a condition of their permit, can MDEQ require FCA to install additional equipment; they said no, but there is precedent for industrial partners to voluntarily install this additional equipment.
- FCA has been in non-compliance before, but currently compliant.
- “0% Home Repair Grants” clarification
- Request that mailings be sent for meetings
- Concerned about jobs numbers – what’s the number?
- Question regarding proposed FCA employee discount program for homes through DLBA
- Hantz property questions
- Small minority contractors getting included in these upcoming opportunities should be a priority
- Emphasis on recreation center
- Request for planning beyond Chandler Park
- Request for traffic study
- Sugar Law Center staff-person: intro’d her organization, non-profit that helps with CBA process
- Complaint that that FCA did not present
- Process questions raised
- Concern about DTE/Conner Creek land area, supposed to be used for vehicle storage: many hope that future use of riverfront area is not industrial; hopes that the City considers alternative options for early 2020 (when DTE is meant to hand over their property); or potentially lease the land with commitment to consider other options on an ongoing basis
- Resident is concerned about public library and its hours of operation (mentioned Monteith Library specifically). Please keep the libraries open for more than two days a week!

## SITE PLAN / ENVIRONMENTAL IMPACTS

### 1) FCA Site Plan Commitments

- FCA to commit to the maintenance of the water retention area and wall in perpetuity
- Landscaping & streetscape
- Plans for waterfront (DTE)

### 2) Environmental Reporting & Mitigation Plan

- Air quality
- Berms
- Disaster preparedness plan
- Noise
- Pollution control/prevention
- Waterfront impacts
- Water & sewer
- Water & sewer/pollution control/prevention/disaster preparedness
- ISO 14000 Report

### 3) Traffic Impacts & Mitigation Plan

- Traffic study and re-routing plan (Ingress & Egress Plan for employees and commercial truck traffic)
- Bus Route Impact (Where is the St. Jean bus route relocating too?)
- Greenways

## WORKFORCE/EDUCATION (15,000,000.00)

### 1) Jobs Access

- MBE/WBE/Detroit/Community Participation Plan
- Vendor policy/selection/implementation plan
- WCCCD-Job Intake Center
- Recruit and hiring within the Impact Area
- Child Care funds (Grant to establish a child care center in the Impact Area)
- Monthly Bus pass assistance for Impact Area Residents
- Job fairs and hiring center
- Neighborhood preference policy for hiring
- Types of jobs available at all levels
- Recruitment Job Center

### 2) Jobs Training

- Workforce Development Programming for Impact Area Residents
- Returning Citizens training program with pay for Impact Area Residents
- Apprenticeships
- Support of job training and readiness programs

**3) Youth – Investment in School Education**

- Impact Area School Fund for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Schools to include STEM and STEAM. Sponsor a computer lab and library for: Southeastern, Davis Aerospace, Timbuktu, Remus Robinson, Carson's Academy
- Unrestricted Funds for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Scholarships for youth education
- Mentoring programs at for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Meals for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Uniforms for for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Extra-Curricular Activities (i.e. team uniforms, band equipment, etc) for Southeastern, Golightly, Davis Aerospace, Detroit Enterprise, and Timbuktu
- Contribution to building of new school for Davis Aerospace
- Establish a Restorative Justice Program with each of the schools within the Impact Area to create a de-escalation-of-violence training based upon Kingian (Martin Luther King) Philosophies. There are local trainers and there is a Detroit Justice Center.
- Establish a full service, staffed FCA Recruitment Center in the Impact Area. Impact Area residents will have priority.
- Develop/implement workforce readiness and job preparedness training at the WCCCD East Conner Campus. Also included is support for skilled trade training and apprenticeships.
- 8-year commitment STEAM/STEM and vocational technical programs where applicable for schools in the Impact Area.
- Pilot Program of Maker Spaces to Support STEM Programs of schools in impact area.
- Pilot Program at WCCCD and/or Southeastern of a Fab Lab Pilot Program that leverages the Fab lab and Stem centers to design, build, and develop the skills need to build advanced technologies for business and residential uses.
- Funding to establish/upgrade/enhance computer labs for the schools and libraries in the Impact Area.
- FCA and the City of Detroit jointly develop a hiring and retention policy for Returning Citizens (RCs) so that they have an opportunity for training programs and jobs. Impact Area RCs will be given first preference in this initiative.
- Internships for high school and college students at FCA and their vendors.
- Summer Youth Employment Program.
- Establish a child care center in the Impact Area.
- Mentoring programs for retention and success of new hires.

**4) Youth – Investment in Workforce Training**

- Career training in the automotive field
- Invest a vocational technical program which includes robotics for Southwestern High School
- Internship for college age students at Mack and JNAP for Impact Area Residents
- Summer Youth Employment Program for Impact Area Residents
- Workforce training, education, and development of skills trade jobs program with scholarships provided to area youths.



HOUSING (15,000,000.00)

**1) Beatification and Home Repair**

- 0% interest Grants for residents/churches on Beniteau (window replacements, insulation, siding and new roof/repair) to improve homes and reduce energy costs. To qualify these homes must be occupied by the time the community benefit proposal is signed.
- Blight removal (abandoned housing, businesses/storefronts, factories)
- Priority Demolition on homes from St. Jean to McClellan, and Mack to East Warren
- Accelerated demolition of dangerous buildings on Beniteau, Lillibridge and Fariview ( St. Jean to McClellan. JEfferson to Warren)
- Tree and weed removal in vacant lots / vacant lot clean ups and maintenance
- Home repair grants for citizens in the Impact Area
- Incentives for Fiat-Chrysler employees to move into the community and be subsidized for home ownership in the same manner as other companies have done, such as the Detroit Medical Center and Rock Financial.
- Provide rent and housing subsidies for residents in the Impact Zone, with preference given to existing residents.
- Single and multi-family home repair grant program for property upgrade/improvement/rehabilitation.
- Grants for Residents for home improvements. Create a fund for long standing residents to upgrade & repair our homes. Funding to truly reduce or eliminate energy costs

**2) Affordable Housing**

- Make a contribution to the affordable housing fund
- Funds for the installation of solar and renewable energy systems to assist lowering the amount residents pay for utility bills


**3) Homeownership**

- Incentives for Fiat-Chrysler employees to move into the community and be subsidized for home ownership in the same manner that has been done with support from other corporations: such as the Live Midtown and Live Downtown
- Funds to assist residents on Beniteau with delinquent property taxes

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NEIGHBORHOOD IMPROVEMENTS (20,000,000.00)

**1) Community Amenities**

- Community Center(s) in the Impact Area: New Construction and/or Rehabilitation of community center in Impact Area
- Fund SNF for Neighborhood Improvements listed under this section
- **Recreation Center in Chandler Park** (Preferred)
- Recreation Center in Maheras Gentry Park

- Fund Libraries (Monteith & Chandler Park) within the Impact Area to create a program to capture and record the history of the lower eastside of Detroit. Develop outreach educational programming such as community fairs and other community gatherings to share the story of the east side community.
- Funds to add additional park amenities Picnic Pavilion, Benches, Grilling Stations, Playground Equipment, Basketball Courts, Bathrooms, Drinking Fountains, Trees & Shrubs in the Impact Area
- Development of Brewer Park
- Maheras Gentry Park improvements
- Old Joy Middle School (Pavilions, benches, grilling stations, and playground equipment
- Home repair grants for citizens in the Impact Area
- Develop a Chandler Park Community City Plan
- Grants for Residents/Churches on Beniteau (window replacements, insulation, siding and new roofs/repair). To qualify these homes must be occupied by the time the community benefit proposal is signed. Some residents want FCA to buy their homes.
- Accelerated demolition of dangerous buildings throughout the Impact Area.
- Funds to add additional park amenities Picnic Pavilion, Benches, Grilling Stations, Playground Equipment, Basketball Courts, Bathrooms, Drinking Fountains, Trees & Shrubs in the Impact Area. 
- Providing a way to include small local businesses in its development and make some retail and services at company buildings available to the public, patterned after the Cleveland Medical Complex that established a uniform cleaning service run by residents.

## 2) Small Business

- Investment in a community business development fund for residents of the Impact Area to start businesses in the area.
- Business façade improvements
- Vendor Selection within Impact Area or Detroit-based
- Code enforcement in the community
- Create a local economy for food sourcing, including urban farming.
- Create a market day to create connections between those working in the plants and those growing healthy food in the hundreds of community gardens across the east side and Detroit.
- Enact a 2-year moratorium on water shut-offs and tax foreclosures in the impacted area to assist families in need and to prevent displacement of residents.
- Provide funds to be placed in a community controlled permanent fund with benefits decided over time (with a 5-year suggestion) through a resident-controlled process for the East Canfield, East Village, Marina District, and West End neighborhoods.
- Financial support to help eligible legacy residents secure home repair grants, and boosting a façade improvement program targeting impact area businesses

## 3) Infrastructure

- Free Wi-Fi – high speed MESH system
- Electrical repair: Commit to upgrade the deteriorated electrical infrastructure on the impact area

- Sidewalk repair - conduct a survey of broken or missing curbs and sidewalks within the Impact Area and replace
- Curb replacement - conduct a survey of broken or missing curbs and sidewalks within the Impact Area and replace
- Improved lighting on Beniteau, Lillibridge, and Fairview (St. Jean to McClellan, and East Jefferson to East Warren)

**4) Mental health and drug facility for the community**

**5) Provide a ride-sharing program for home bound and senior residents**

FCA CBO Meeting #7 – Monday, April 22, 2019

Held at The Salvation Army: 3000 Conner Street, Detroit, MI 48215

## Meeting Notes

The presentation made at this meeting is available at [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo) or at [www.fca4detroit.com](http://www.fca4detroit.com)

### Meeting Agenda

- Welcome and Introduction
- FCA: Response to Draft Impact List
- NAC Questions & Answers
- Public Comment

### Meeting opens at 6:35

- Jerry King opens meeting
- NAC Present: Darnell Gardner, Juliette Okotie-Eboh, Jay Henderson, Rhonda Theus, Jerry King, Thomas Hardiman, Henry Williams, Curtis Perry, Michelle Jackson

### FCA: Response to Draft Impact List – Ron Stallworth FCA

- Ron Stallworth presents the community benefits package to be provided by FCA in response to the Impact List provided by the community.
- The presentation provided by the City of Detroit [is available here](#).

### Q&A from the NAC

- Need for additional funding requested
- Need for home repair grants expressed
- FCA needs to contribute more to housing

### Public Comment

- Request for timeline on demolitions, stressing the need for demos
- Questions regarding positions FCA is hiring around, including truck drivers
- Stress for the need of home repair grants
- Detroit Promise rules questioned
- Need for workforce training expressed, before jobs are offered
- More urban agriculture
- Community Restorative Justice center
- Installation of trees is “insufficient” to combat the environmental impacts of this plant
- Business owner on Mack and St. Jean concerned about loss of business
- Requests for more funding to be invested in community, by multiple residents and stakeholders

FCA CBO Meeting #8 – Monday, April 24, 2019  
Held at UAW Local 7: 2600 Conner St, Detroit, MI 48215  
Meeting Notes

The presentation made at this meeting is available at [www.detroitmi.gov/cbo](http://www.detroitmi.gov/cbo) or at [www.fca4detroit.com](http://www.fca4detroit.com)

### Meeting Agenda

- Welcome and Introduction
- City / FCA: Final Response to Draft Impact List
- NAC Questions & Answers
- Public Comment
- NAC Vote on Benefits Package

### Meeting opens at 6:35

- Jerry King opens meeting
- NAC Present: Darnell Gardner, Juliette Okotie-Eboh, Jay Henderson, Rhonda Theus, Jerry King, Thomas Hardiman, Henry Williams, Curtis Perry, Michelle Jackson

### City and FCA: Final Response to Impact List – Ron Stallworth, FCA | Arthur Jemison, City of Detroit

- Arthur Jemison and Ron Stallworth present the final community benefits package in response to the Impact List provided by the community.
- The presentation provided by the City of Detroit [is available here](#).

### Q&A from the NAC

- Statements from the NAC regarding the process, work put into the negotiation
- Thank you for the community input and thank you to the NAC! Thank you to the City and the FCA.
- Rushed but thankful the ordinance is in place. Relationship building | a positive outcome of the cbo process.
- This agreement is changing the direction of the community. Jobs training has to start now, before jobs are available. Projects need to start now to transform community.
- Clarification made that FCA applied for up to \$160M dollars in tax credits
- Reporting mechanisms and enforcement of community benefits agreement discussed at length. Charity Dean Civil Rights, Inclusion and Opportunity (CRIO) addressed the enforcement. CRIO is the enforcement arm of community benefits agreements
- Important for young people to get these jobs at FCA.
- Push for \$200k more in the community for a fund

**Motion:** NAC moved to a motion to hear public comment before voting on the community benefits package. The motion was unanimously approved by members of the NAC.

### Public Comment

- Concerns that not enough money is being invested. That community did not support the package.
- The timeframe to deliver the package is too short.
- Discussion around enforcement.

**Motion:** NAC put forth a motion to approve the community benefits proposal presented by the City of Detroit and the FCA. The motion was approved by 8 to 1; with one member voting not to approve the benefits package.

# **Appendix 5.**

**SLIDES**

**COMMUNITY BENEFIT PUBLIC MEETING #3**

**PRESENTATION**

**PROJECT OVERVIEW**

Welcome to the  
**FIAT CHRYSLER  
JEFFERSON NORTH  
ASSEMBLY PLANT  
EXPANSION**

Community Benefit  
Public Meeting 3  
Wednesday March 27<sup>th</sup>, 2019

Planning & Development Department



Welcome to the  
**FIAT CHRYSLER JEFFERSON NORTH  
ASSEMBLY PLANT EXPANSION**  
CBO Meeting 3

MEETING AGENDA

Welcome + Opening Remarks

Introduction of the Neighborhood Advisory Council (NAC)

Fiat Chrysler (FCA) Project Presentation

Overview of Project Benefit Analysis

NAC Q&A

Next Steps

Public Comment



THROUGHOUT THE  
PROCESS

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

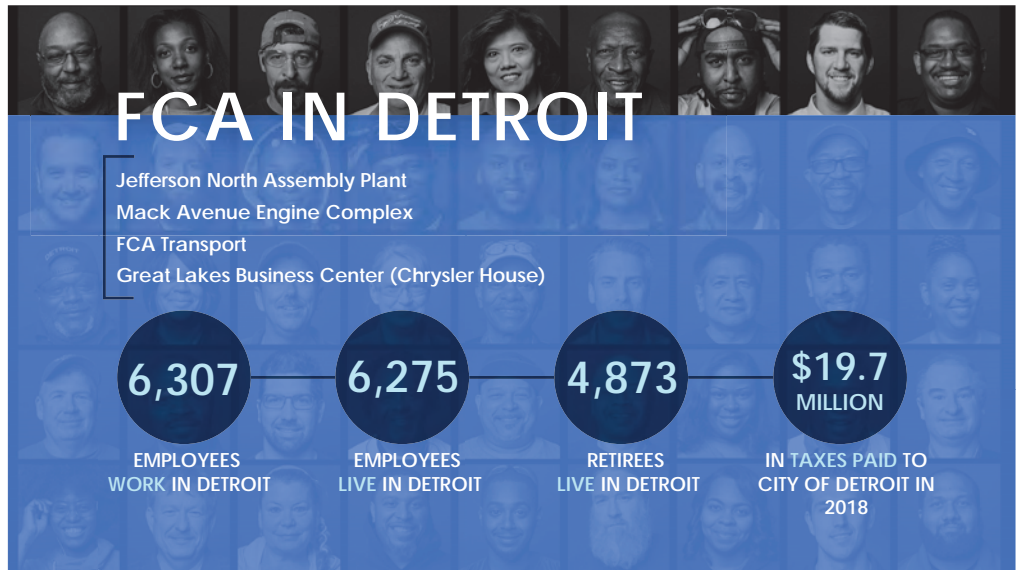
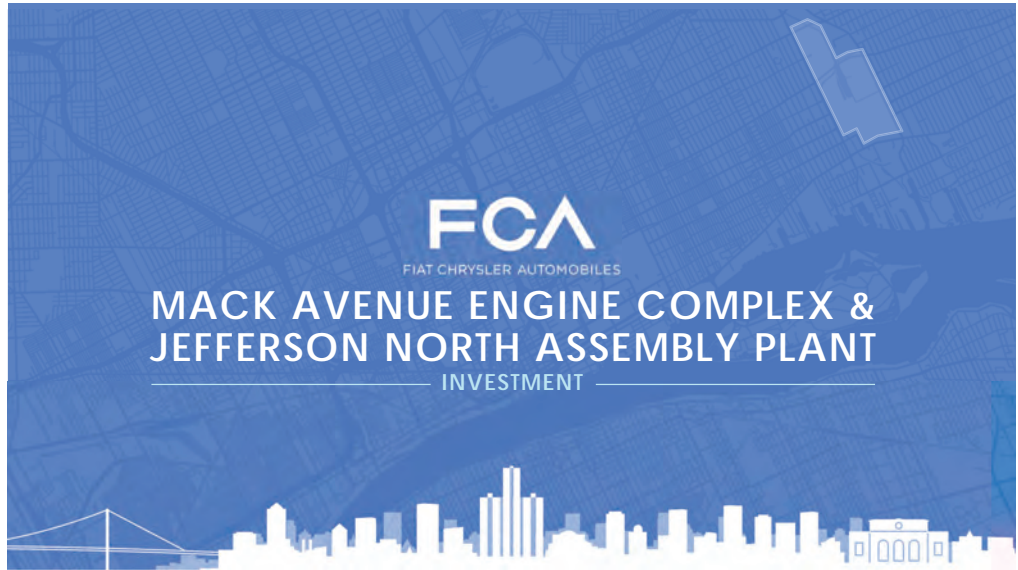
[WWW.DETROITMI.GOV/CBO](http://WWW.DETROITMI.GOV/CBO)



**CURTIS PERRY**  
**DARNELL GARDNER**  
**HENRY WILLIAMS**  
**JAY HENDERSON**  
**JERRY KING**  
**JULIETTE OKOTIE-BOH**  
**MICHELLE JACKSON**  
**RHONDA THEUS**  
**THOMAS HARDIMAN**

Introducing Your NAC  
Neighborhood  
Advisory  
Council

# FIAT CHRYSLER FCA PROJECT PRESENTATION





# DETROIT COMMUNITY SUPPORT



In 2018, the **FCA FOUNDATION**, the charitable arm of FCA US, granted more than **\$2.8 MILLION** to organizations benefiting Detroit.

## FCA MOTOR CITIZENS VOLUNTEER PROGRAM:

In 2018, nearly 3,000 **EMPLOYEES** participated in 208 **SERVICE PROJECTS** IN DETROIT, volunteering 15,630 **HOURS** of service to improve the quality of life.

RHONDA WALKER FOUNDATION



# THE LEGENDARY CLIMB CONTINUES

**40**  
COUNTRIES

WHERE FCA HAS OPERATIONS

**135+**  
COUNTRIES

WHERE FCA VEHICLES ARE SOLD

OVER  
**221K**  
JEEP VEHICLES

EXPORTED WORLDWIDE IN 2018

WORLDWIDE JEEP BRAND GROWTH:



When complete, Mack would join Jefferson North as **THE ONLY AUTOMOTIVE ASSEMBLY PLANTS TO BE LOCATED COMPLETELY WITHIN THE CITY LIMITS OF DETROIT.**

MACK AVENUE ENGINE COMPLEX



JEFFERSON NORTH ASSEMBLY PLANT



Imagery ©2019 Google, Map data ©2019 Google

**4,950 NEW JOBS** will be created as a result of the **\$2.5 BILLION** investment

## MACK AVENUE

**\$1.6 BILLION**  
**3,850 NEW JOBS**

Convert Mack Avenue Engine Complex into vehicle assembly site

### PRODUCTS

- Next-generation Jeep Grand Cherokee
- All-new three-row full-size Jeep SUV
- New plug-in hybrid (PHEV)



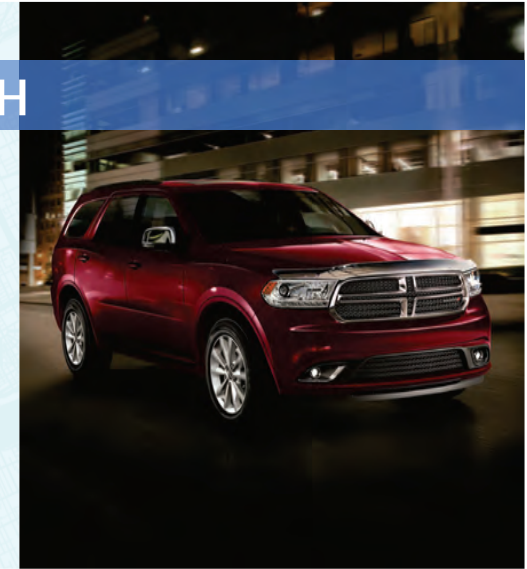
## JEFFERSON NORTH

**\$900 MILLION**  
**1,100 NEW JOBS**

Retool and modernize plant for continued production of Dodge Durango

### PRODUCTS

- Dodge Durango
- Next-generation Jeep Grand Cherokee
- New plug-in hybrid (PHEV)



## PLUG-IN HYBRID ELECTRIC VEHICLES

THE SYSTEM IS A BLENDED PLUG-IN HYBRID DESIGNED TO PERFORM TYPICAL CITY AND HIGHWAY DRIVING.

The internal combustion engine is used to supplement the electric drive system.



## LAND ACQUISITIONS





MACK AVENUE ENGINE COMPLEX  
**NOW**



MACK AVENUE ASSEMBLY PLANT  
**FUTURE**

First new assembly plant to be built in the City of Detroit in nearly three decades.

Every vehicle manufacturer job creates almost **7 OTHER JOBS** in industries across the economy. When considering only assembly line employment, the jobs multiplier is **11.57**.<sup>1</sup>

Hill, Kim, et al. Contribution of the Automotive Industry to the Economies of All Fifty States and the United States. Center for Automotive Research, Jan. 2015. [www.cargroup.org/wp-content/uploads/2017/02/Contribution-of-the-Automotive-Industry-to-the-Economies-of-All-Fifty-States-and-the-United-States2015.pdf](http://www.cargroup.org/wp-content/uploads/2017/02/Contribution-of-the-Automotive-Industry-to-the-Economies-of-All-Fifty-States-and-the-United-States2015.pdf).

## MACK AVENUE ENGINE COMPLEX & JEFFERSON NORTH ASSEMBLY PLANT

- Jobs for the Community
- Hiring in the Community
- FCA in the Community



## HOURLY HIRING NEEDS FOR FULL PRODUCTION

4,950 New Jobs to Detroit

	Today		New Full-Time Jobs		At Full Production
Jefferson North Assembly	5,000	+	1,100	=	6,100
Future Mack Assembly	*		3,850		4,280
<b>Total</b>			<b>4,950</b>		<b>10,380</b>

\* There are currently 600 employees at the Mack Engine Complex

**Approximately 10,000 Jobs in Detroit at Full Production**

## ADDITIONAL TEMPORARY HIRING NEEDS

	Today		New Full-Time Jobs		At Full Production
Jefferson North Assembly	5,000	+	1,100	=	6,100
Future Mack Assembly	*		3,850		4,280
<b>Total</b>			<b>4,950</b>		<b>10,380</b>

**Approximately 800 Temporary Jobs in Detroit at Full Production**

- Temporary employees help us to address daily shift vacancies at Jefferson North – about 20%
- Currently at Jefferson North, we lose roughly 200 people per year due to attrition
- Some temporary employees prefer the flexibility that comes with being a temporary employee

**TEMPORARY EMPLOYEES MAY WORK 40 HOURS A WEEK AND RECEIVE BENEFITS**

## WAGE PROGRESSION

### FULL-TIME PRODUCTION POSITIONS

Start at \$17.00 per hour  
Scheduled annual increases up to \$29.94 per hour

### TEMPORARY EMPLOYEES

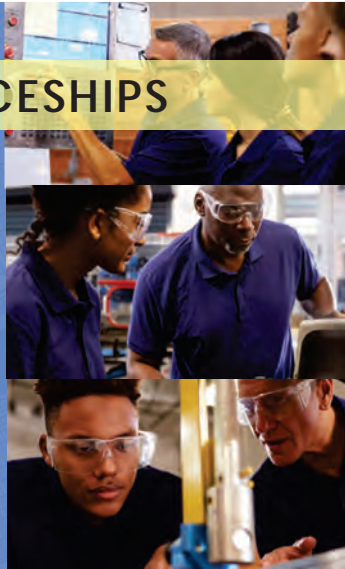
Start at \$15.78 per hour  
Increases up to \$19.28 per hour

### SKILLED TRADES EMPLOYEES

\$34.72 per hour

## SKILLED TRADES APPRENTICESHIPS

- Eligible full-time employees can apply
- Available apprenticeships:
  - Electrician
  - Machine Repair
  - Pipe Fitter
  - Millwright
  - Tool Maker
  - Die Maker



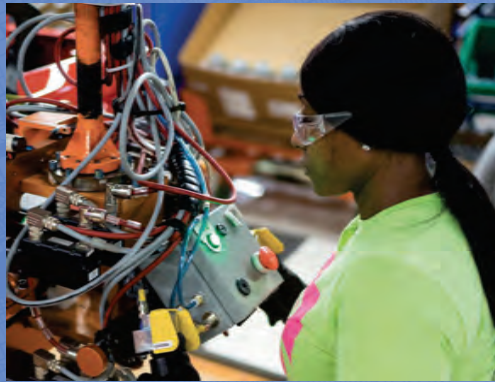
## SKILLED TRADES APPRENTICESHIPS

- Typically last 4 years
- Includes both on-the-job training and college classroom education
- Successful apprentices become certified journeypersons



## FULL-TIME EMPLOYEE BENEFITS

- Health care for qualified employees and dependents
- Basic vision coverage after 60 days
- Basic dental coverage after 1 year
- A 401(k) plan with Company contributions
- Paid holidays and vacation after 90 days
- Employee life insurance
- Tuition Assistance



Hiring is expected to start in late **Q1 of 2020.**



# MACK AVENUE ENGINE COMPLEX & JEFFERSON NORTH ASSEMBLY PLANT

| Jobs for the Community

| Hiring in the Community

| FCA in the Community

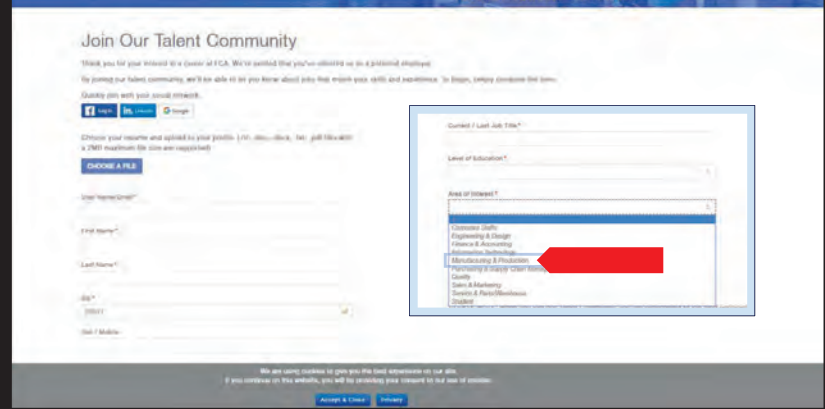


## JOIN THE FCA TEAM

CAREERS.FCAGROUP.COM



## CONFIDENCE CHALLENGES THE STATUS QUO



## SALARIED POSITIONS AT FCA

### IMMEDIATE OPENINGS:

- Product Process Specialists
- Product Maintenance Specialists
- Facilities Supervisor
- Industrial Engineers
- Simulation Specialists
- Controls Project Leads
- Paint Application Specialists



All employment opportunities are posted at [careers.fcagroup.com](https://careers.fcagroup.com)

**ALL APPLICANTS** MUST SUCCESSFULLY COMPLETE THE FOLLOWING **FIVE** STEPS:



### STEP 1: APPLY ONLINE

- ✓ Pre-screen questions
- ✓ Application
- ✓ Assessment



### STEP 2: INTERVIEW

- ✓ Candidates will be prompted by email to schedule an interview
- ✓ Interview will take place on-site at Mack



## STEP 3: CONDITIONAL OFFER, FORMAL OFFER, AND ACCEPTANCE

### CONDITIONAL OFFER

- ✓ BACKGROUND CHECK
- ✓ PHYSICAL EXAMINATION
- ✓ DRUG SCREEN

### FORMAL OFFER

### ACCEPTANCE

## STEP 4: ESTABLISHING YOUR START DATE

- ✓ Your start date could be several months after your acceptance
- ✓ FCA will communicate reporting instructions (1-2 weeks in advance)
  - ✓ Where to Report
  - ✓ What to Bring
  - ✓ What to Expect



## STEP 5: TRAINING

- ✓ New Hire Orientation
- ✓ Plant-specific training





# MACK AVENUE ENGINE COMPLEX & JEFFERSON NORTH ASSEMBLY PLANT

| Jobs for the Community

| Hiring in the Community

| FCA in the Community



Future Mack Avenue Assembly Plant



## MACK AVENUE ENGINE COMPLEX

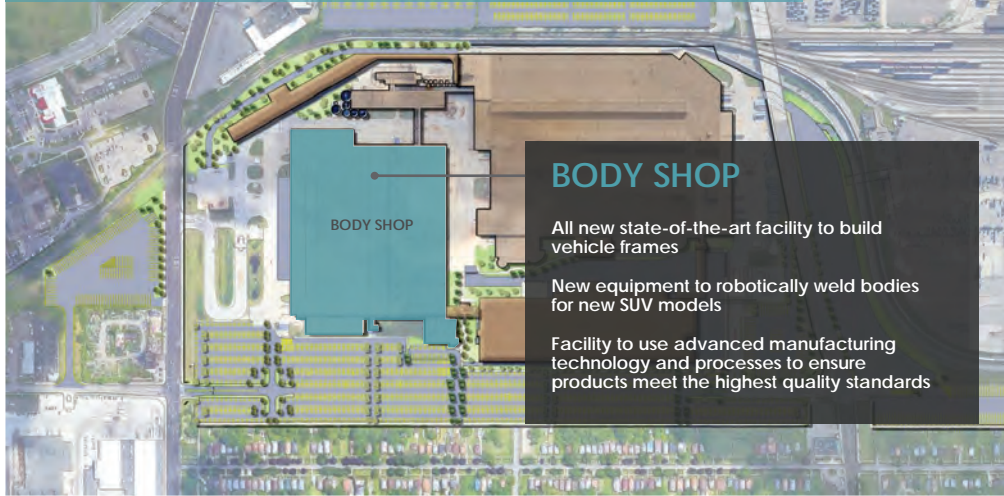
**\$1.6 BILLION**

- PAINT SHOP
- GENERAL ASSEMBLY PLANT
- BODY SHOP
- CONSTRUCTION COSTS
- OTHER COSTS & FEES

## PROPOSED MACK AVENUE ASSEMBLY SITE PLAN



## PROPOSED MACK AVENUE ASSEMBLY SITE PLAN



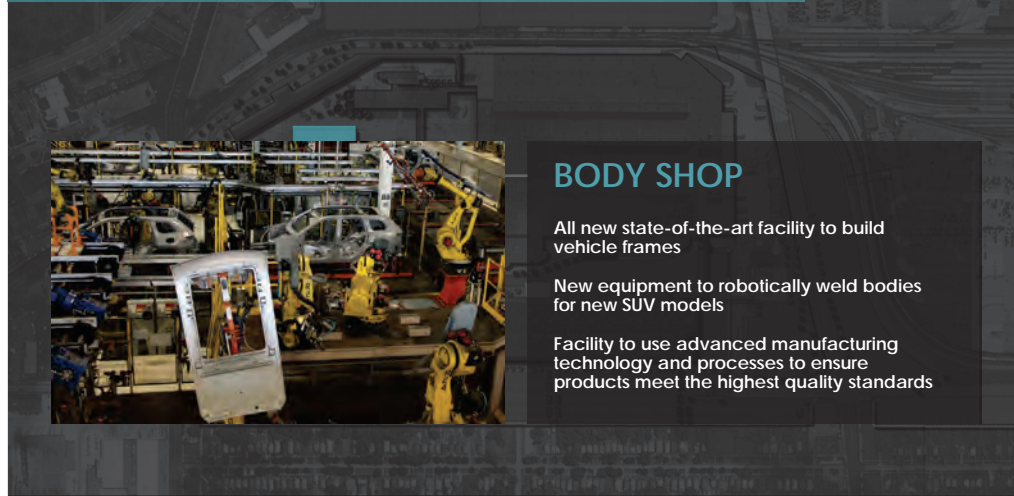
### BODY SHOP

All new state-of-the-art facility to build vehicle frames

New equipment to robotically weld bodies for new SUV models

Facility to use advanced manufacturing technology and processes to ensure products meet the highest quality standards

## PROPOSED MACK AVENUE ASSEMBLY SITE PLAN



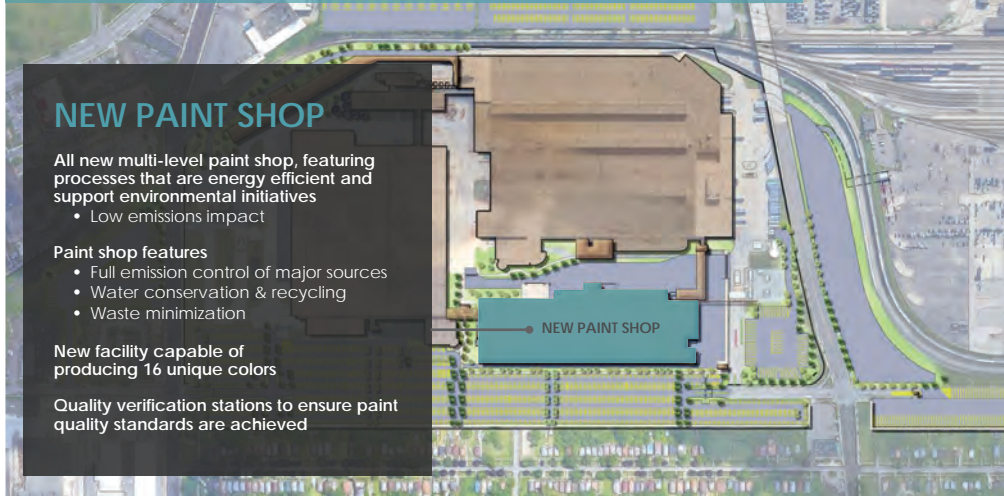
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Facility to use advanced manufacturing technology and processes to ensure products meet the highest quality standards

## PROPOSED MACK AVENUE ASSEMBLY SITE PLAN



### NEW PAINT SHOP

All new multi-level paint shop, featuring processes that are energy efficient and support environmental initiatives

- Low emissions impact

#### Paint shop features

- Full emission control of major sources
- Water conservation & recycling
- Waste minimization

New facility capable of producing 16 unique colors

Quality verification stations to ensure paint quality standards are achieved

## PROPOSED MACK AVENUE ASSEMBLY SITE PLAN



### NEW PAINT SHOP

All new multi-level paint shop, featuring processes that are energy efficient and support environmental initiatives

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New facility capable of producing 16 unique colors

Quality verification stations to ensure paint quality standards are achieved

## PROPOSED MACK AVENUE ASSEMBLY SITE PLAN

### GENERAL ASSEMBLY

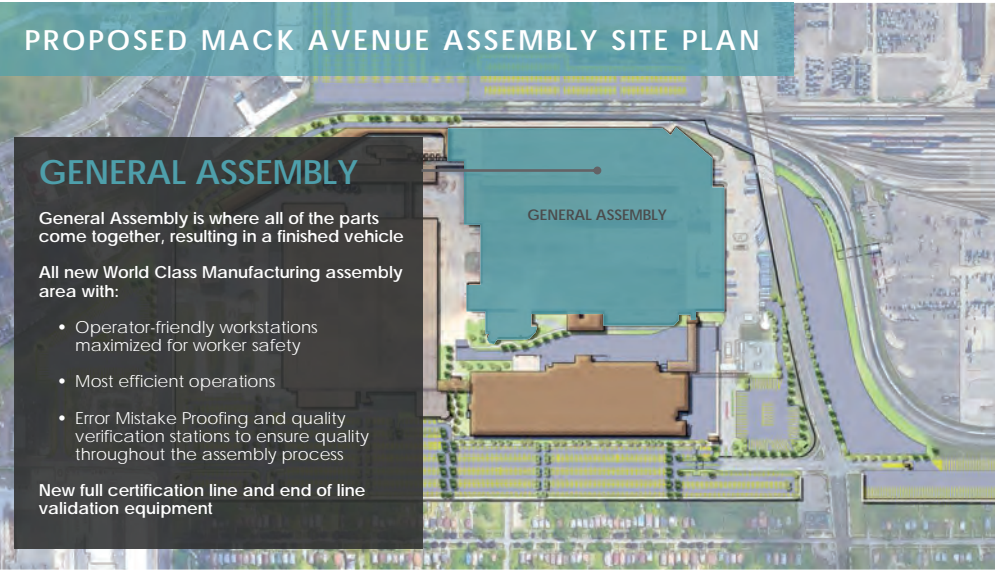
General Assembly is where all of the parts come together, resulting in a finished vehicle

All new World Class Manufacturing assembly area with:

- Operator-friendly workstations maximized for worker safety
- Most efficient operations
- Error Mistake Proofing and quality verification stations to ensure quality throughout the assembly process

New full certification line and end of line validation equipment

GENERAL ASSEMBLY



## PROPOSED MACK AVENUE ASSEMBLY SITE PLAN

### GENERAL ASSEMBLY

General Assembly is where all of the parts come together, resulting in a finished vehicle

All new World Class Manufacturing assembly area with:

- Operator-friendly workstations maximized for worker safety
- Most efficient operations
- Error Mistake Proofing and quality verification stations to ensure quality throughout the assembly process

New full certification line and end of line validation equipment



## PROPOSED MACK AVENUE ASSEMBLY SITE PLAN

NEW EMPLOYEE PARKING

ST. JEAN STREET



## JEFFERSON NORTH ASSEMBLY PLANT

GENERAL ASSEMBLY PLANT

BODY SHOP

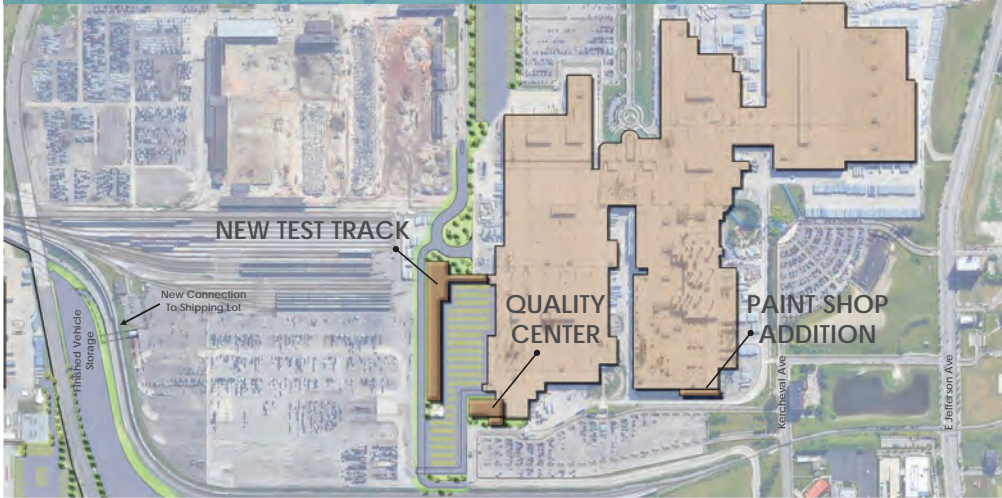
CONSTRUCTION COSTS

OTHER COSTS & FEES

\$900 MILLION



## JEFFERSON NORTH ASSEMBLY PLANT



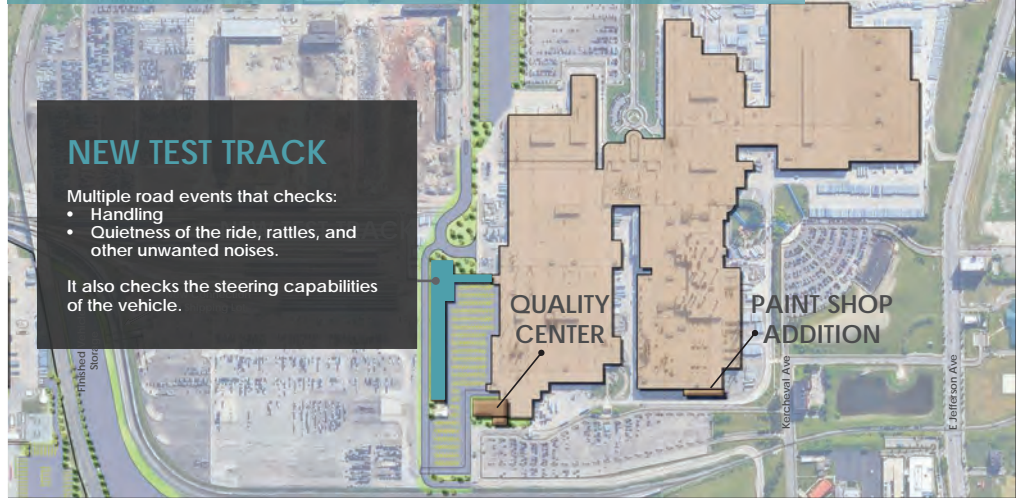
## JEFFERSON NORTH ASSEMBLY PLANT

### NEW TEST TRACK

Multiple road events that checks:

- Handling
- Quietness of the ride, rattles, and other unwanted noises.

It also checks the steering capabilities of the vehicle.



## JEFFERSON NORTH ASSEMBLY PLANT

### NEW TEST TRACK

Multiple road events that checks:

- Handling
- Quietness of the ride, rattles, and other unwanted noises.

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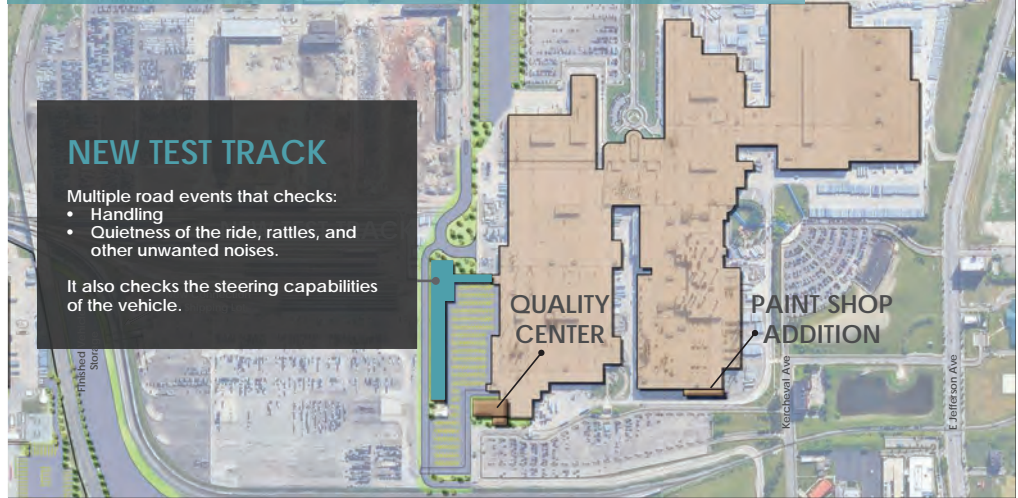


## JEFFERSON NORTH ASSEMBLY PLANT

### VALIDATION CENTER

Provides additional vehicle testing for:

- Wheel alignment
- Emissions
- Heating and cooling systems
- Electrical systems
- Vehicle lighting



## JEFFERSON NORTH ASSEMBLY PLANT

### VALIDATION CENTER

Provides additional vehicle testing for:

- Wheel alignment
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- Electrical systems
- Vehicle lighting



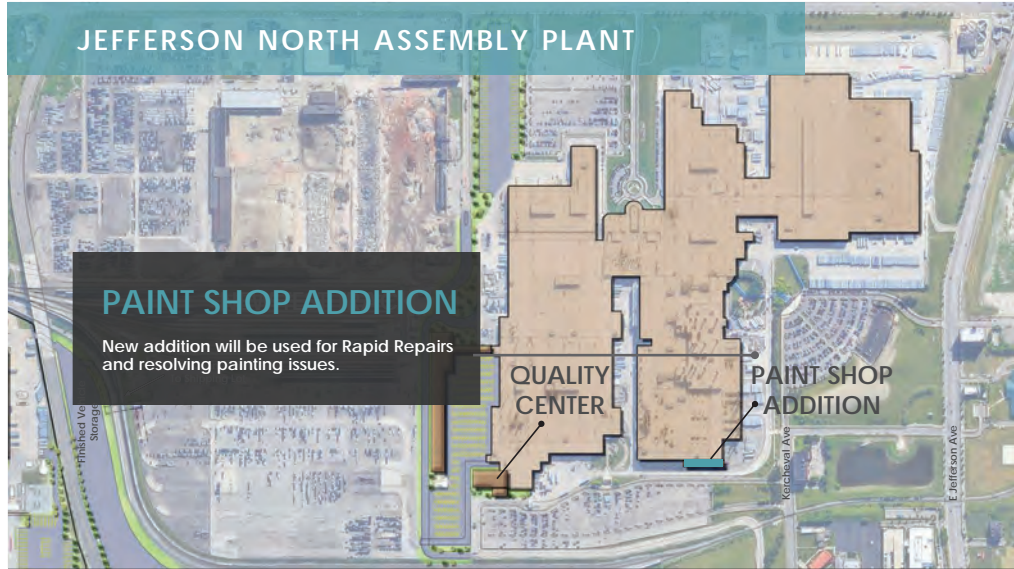
## JEFFERSON NORTH ASSEMBLY PLANT

### PAINT SHOP ADDITION

New addition will be used for Rapid Repairs and resolving painting issues.

QUALITY CENTER

PAINT SHOP ADDITION



## JEFFERSON NORTH ASSEMBLY PLANT

### PAINT SHOP ADDITION

New addition will be used for Rapid Repairs and resolving painting issues.



## LANDSCAPING

- Natural sustainable landscaping and vegetation
- Low-impact grass, plantings and trees
- Natural bio-swales
- Rain gardens
- Low-impact grass, plantings and trees





## TRAFFIC STUDY UNDERWAY

### COMPREHENSIVE MULTI-PARTY STUDY

WSP USA/WSP Michigan Inc. has been appointed by the City of Detroit to conduct a traffic flow study surrounding the plant. FCA is working directly with the firm to develop appropriate traffic flow options for a safe, efficient, and sustainable distribution network

### CURRENT STATUS

- FCA industrial engineers are mapping alternate plant gates to maximize traffic efficiency
- City of Detroit and MDOT traffic planners engaged in flow options
- Railroad partners determining in-plant infrastructure upgrades
- Next step: Future routing and flow options analysis

## AREAS OF FOCUS

### TRAFFIC VOLUME

- Fixed routes will be established based on the traffic study results
- Reduce road congestion by maximizing in-plant truck flows
- Reinforce adherence to posted traffic instructions on approved routes with feedback tools

### INDUSTRIAL NOISE

- Sound barrier wall along St. Jean parking lots
- 15 mph speed limit within plant reduces truck air brake usage
- No increase in current rail noise levels

### ENVIRONMENTAL IMPACT

- FCA Transport truck fleet in Detroit powered by compressed natural gas (CNG) rather than diesel fuel
- Smaller lower emissions trucks used within the plant perimeter
- FCA commercial carriers required to be EPA SmartWay program certified

## GREEN LOGISTICS IN DETROIT

- \$40 million to convert the fleet trucks to compressed natural gas (CNG)
- Largest private fleet of CNG-powered semi-trucks in the state of Michigan
- Reduces CO<sub>2</sub> emissions by more than 16,000 tons per year
- Fleet drives about 16 million miles annually



OUR TRANSITION TO CNG REFLECTS THE WAY FCA ATTEMPTS TO BALANCE OUR SEARCH FOR PROFITABILITY WITH SOCIAL RESPONSIBILITY



## MACK AVENUE ASSEMBLY PLANT BENEFITS OF GREEN BUILDING PRINCIPLES

### ENVIRONMENTAL

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

### ECONOMIC

- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

### COMMUNITY

- Improve the environment
- Enhance comfort and health
- Minimize local impact
- Contribute to improving the overall quality of life

## AIR QUALITY

### STATE-OF-THE-ART AIR EMISSIONS CONTROL

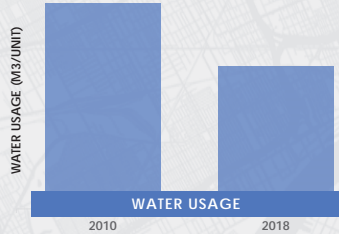
- Working closely with Michigan Department of Environmental Quality for permit
- Emissions from Mack will be lowest in Michigan for a full-production automotive assembly plant
- Net reduction in emissions for the southeast Michigan air quality area



## CONSERVATION AND WATER MANAGEMENT

Storm water management to reduce overall impact on Detroit's combined sewer system.

**31% REDUCTION**



### SYSTEM FEATURES:

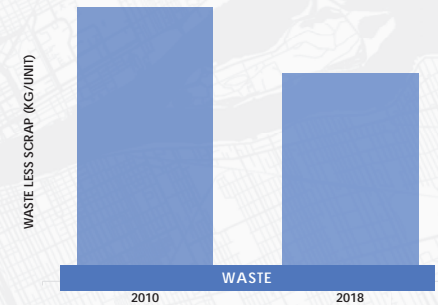
- Storm water retention and control
- Water recycling
- Conservation areas
- Urban biodiversity demonstration area

## GREEN PRODUCTION OPERATIONS

- Eliminate waste
- Continue working to achieve zero-waste-to-landfill

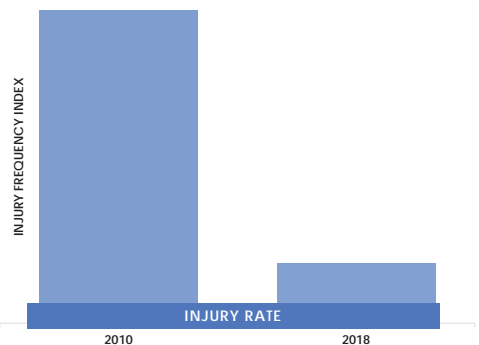


**24% REDUCTION**



## HEALTH AND SAFETY

**81% REDUCTION**



## SUSTAINABLE COMMUNITY

### OUTREACH AND COMMUNITY PROGRAMS

- Bees in the D
- Salmon in the Classroom
- Earth Day
- Capuchin Soup Kitchen
- Wildlife Habitat Council Certification
- Girl Scout Outreach







## FREQUENTLY ASKED QUESTIONS

**Q: WHEN WILL HIRING START?**

We anticipate hiring could begin in Q1 2020.

**Q: WILL MY HOUSE BE TAKEN OR PURCHASED FOR THIS PROJECT?**

No homes, churches, or businesses will be acquired for this project.  
 In fact, the City of Detroit has committed to acquiring the land to accommodate the plant expansion "... without displacing a single resident."

## FREQUENTLY ASKED QUESTIONS

**Q: WILL THE PROJECT INCLUDE DETROIT RIVERFRONT PROPERTY?**

No. The project excludes the 10-acre parcel that encompasses the Edison Boat Club. This land will be retained by DTE.

**Q: HOW WILL THE FCA PLANT EXPANSION BENEFIT ME?**

The City of Detroit and FCA, through the Community Benefits process, will proactively engage the community to identify community benefits and address potential development impacts.

[WWW.FCA4DETROIT.COM](http://WWW.FCA4DETROIT.COM)



# OVERVIEW OF PROJECT BENEFIT ANALYSIS



## FCA INCENTIVES OVERVIEW

Detroit Economic Growth Corporation  
March 2019

### PROPERTY TAX ABATEMENTS

**State Law allows companies/individuals to reduce their future taxes for a certain period of time**

**General Eligibility Criteria:**

- Business Expansion
- Rehabilitation of Blighted or Obsolete Building
- New construction of commercial property on vacant land

### ELIGIBILITY FOR INCENTIVES

<b>"But-For" Analysis</b>	<ul style="list-style-type: none"><li>▪ Investment would not have occurred in Detroit without local commitments</li></ul>
<b>Economic Benefits</b>	<ul style="list-style-type: none"><li>▪ Create and/or retain jobs for Detroiters</li><li>▪ Represent an industry targeted by the City for job growth</li><li>§ Brings other sources of investment (state or federal grants and loans)</li></ul>
<b>Fiscal Benefits</b>	<ul style="list-style-type: none"><li>▪ Provides increase in tax revenues and a net gain over the incentive period</li><li>▪ Does not reduce existing taxes for any local jurisdiction</li></ul>
<b>Strategic Benefits</b>	<ul style="list-style-type: none"><li>▪ Project is consistent with the city's plans, corridor strategies, or strategic initiatives, including:<ul style="list-style-type: none"><li>➢ Increased employment for Detroiters or blight elimination</li><li>➢ Local hiring and training programs for Detroit residents</li><li>➢ Local opportunities for Detroit-based businesses</li></ul></li></ul>



**FCA TAX ABATEMENT  
\$12.1MM**

**REQUEST**

- Industrial Development Districts Act (PA 198)

**BENEFIT**

- Provides 50% tax reduction on new improvements or expansion to the Plant.
- **FCA continues to pay all current property taxes to City, County, and schools.**

**LENGTH OF TIME**

- 12 Years

**TAX ABATEMENT MAP**



---- Proposed District

**SUMMARY OF ESTIMATED TAX ABATEMENT**

	Estimated Abated Taxes (Detroit)	Estimated Abated Taxes (All Jurisdictions)	Time Period
Industrial Abatement	\$3.7 million	\$12.1 million	12 years

- Benefit to FCA – Operating cost reduction from reduced taxes to ensure long-term viability
  - Average annual reduction in Detroit related taxes: estimated \$298k annually
  - Average total annual reduction from all taxing jurisdictions including Detroit: \$1.0M annually
- Direct and Indirect **gross revenues over 30 years are estimated at \$300 million** to the City

**BENEFITS FOR DETROIT**

**FCA \$2.5B Investment**

<p>(1)</p> <p><b>4,950</b> new permanent jobs</p>	<p>(2)</p> <p><b>\$161 million</b> new income taxes</p>	<p>(3)</p> <p><b>\$16 million</b> net new property taxes</p>	<p>(4)</p> <p>Workforce Training</p>
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Items (2) and (3) are estimated based on DEGC analysis over 30 years

## APPROVAL PROCESS

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1

**Complete  
Community  
Benefit Process**

2

**City Council Approval**

- Approve CBO agreement
- Approve Tax Abatement

3

**State Tax  
Commission**

- Final Approval of  
Tax Abatement

Questions from the  
Neighborhood  
Advisory  
Council

NEXT  
STEPS

PUBLIC  
COMMENT

# **Appendix 6.**

**COMMUNITY BENEFIT PUBLIC MEETING #8  
PRESENTATION  
RESPONSE TO COMMUNITY IMPACT REPORT**

Welcome to the  
**FIAT CHRYSLER  
JEFFERSON NORTH  
ASSEMBLY PLANT  
EXPANSION**

**Community Benefit  
Public Meeting 8  
Wednesday April 24, 2019**



# Agenda

Workforce & Education

Housing & Construction Impacts

Impact Neighborhood Fund

Summary

Timeline

## INVESTMENT OVERVIEW

MACK:

**\$1.6B / 3,850 New Jobs**

JEFFERSON NORTH:

**\$900M / 1,100 New Jobs**

**Total Investment = \$2.5B**

**Total New Jobs = 4,950**

Supplier Jobs:

\*Every vehicle manufacturer job creates almost **7 OTHER JOBS** in industries across the economy.

\*Center for Automotive Research



## Workforce & Education

## EDUCATION AND YOUTH DEVELOPMENT

FCA and the City will partner with nearby schools to create feeder programs in advanced manufacturing.

### EDUCATION

\$9.0 Million

### YOUTH PROGRAMS

\$1.5 Million

### SCHOLARSHIPS

\$0.5 Million

## EDUCATION AND YOUTH DEVELOPMENT

### EDUCATION \$9.0 Million

- DPSCD facility investment for career and technical education (CTE)
- Adult and youth training programs in advanced manufacturing

## EDUCATION AND YOUTH DEVELOPMENT

### YOUTH PROGRAMS \$1.5 Million

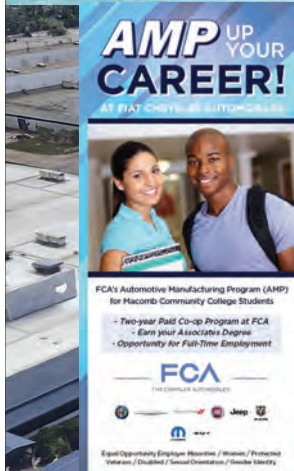
- Manufacturing Career Academy at Southeastern High School
- Contribution to Grow Detroit's Young Talent to fund summer jobs for youth in impacted area
  - No income restrictions

## EDUCATION AND YOUTH DEVELOPMENT

### SCHOLARSHIPS \$0.5 Million

- Contribution to Detroit Promise to fund scholarships for youth in impacted area
  - 2-year Eligibility: Residents graduating from a high school in Detroit
  - 4-year Eligibility: Same as above, plus 1060 SAT; 3.0 GPA

## WCCCD PARTNERSHIP

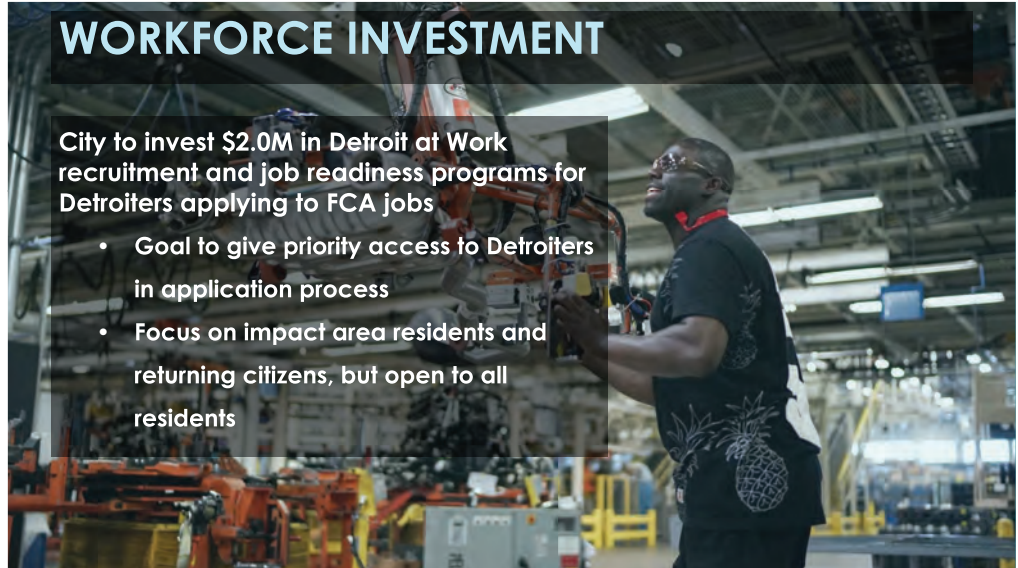


- FCA will establish a partnership with WCCCD to create an Automotive Manufacturing Co-op Program
- Two-year associate's degree program that combines on the job experience with academic coursework
- Upon graduation, students who meet all requirements of the AMP program may be offered a full-time position

## WORKFORCE INVESTMENT

City to invest \$2.0M in Detroit at Work recruitment and job readiness programs for Detroiters applying to FCA jobs

- Goal to give priority access to Detroiters in application process
- Focus on impact area residents and returning citizens, but open to all residents



## MAXIMIZE HIRING OPPORTUNITIES FOR DETROITERS

FCA will direct **\$5.8 million** toward programs to maximize opportunities for **DETROIT residents**. Collaboration with Detroit Work on recruitment, pre-screening, work readiness.

FCA will provide residents, veterans and returning citizens of the impacted area, and residents of the City of Detroit the opportunity to apply for open production positions **in advance of the general public.**

## MAXIMIZE HIRING OPPORTUNITIES FOR DETROITERS

- ✓ Early application windows before general public
- ✓ Applicant focus:
  - Residents of the Impacted Area (including Returning Citizens and veterans)
- ✓ How FCA Human Resources will support impact area?
  - Jobs Fairs and dedicated Kiosks to help residents of the impacted area apply for jobs



# Housing & Construction Impacts

## Demolitions \$5.9M



City proposes 300 demolitions in impact area

- Plan would be executed over three years (100 per year)
- City would work with community to determine priority areas

## Beniteau Street Impacts

Housing  
(\$1.8M)

- City commits to 53 priority demolitions of publicly owned structures
- FCA directed \$800k to repair grants for owner occupied homes
- HRD to use maximum leniency allowed in resolving eligibility
- Estimated to begin 3 months after Council approval

Construction Impacts  
(\$7.1M)

- Traffic calming and road improvements by City
- Beniteau wall construction and beautification
- Stormwater retention pond and landscaping maintained by FCA
- Construction project expected to begin immediately after Council approval



Beniteau Wall Concept



**Beniteau Wall Concept**



**Beniteau Stormwater Pond Concept**

## ENVIRONMENT

FCA will incorporate landscaping to mitigate storm water runoff and create a green buffer around the plant.

- 200 Trees
- Drought-resistant landscaping
- Natural vegetation to control runoff
- Community use of retention area
- Fencing to address safety concerns



## Road Improvements

City proposes traffic calming and road improvements

- New street signage and speed cushions as requested
- Paving of roads and sidewalk improvement
- Re-timed traffic lights and dedicated turn lanes
- Connor bike lane removed and relocated

A photograph of a road intersection with a 'BUMP' sign, a red car, and white painted markings on the road surface.



### IMPACT NEIGHBORHOOD FUND

FCA will contribute **\$1.1 million** to community revitalization projects.

- FCA will partner with the community and contribute **\$800,000** to be used on revitalization projects based on outcomes of neighborhood plans
- FCA will invest **\$300,000** in paid local media (TV, Radio, Outdoor, Print) and provide in-kind marketing staffing and resources to develop a campaign to promote the community

### COMMUNITY MARKETING CAMPAIGN

FCA to provide world-class marketing team and creative agencies to develop marketing material in collaboration with the community.	FCA to invest \$300,000 in paid media support through traditional advertising channels (local TV, print, radio) to maximize community awareness.
<b><u>In-Kind Support</u></b>	<b><u>\$300,000</u></b>

**“Creating A Better Future Together”**

**MOTORCITYMATCH**  
DETROIT'S BUSINESS CHALLENGE

**New and expanding small businesses in Detroit**

Matched with currently vacant property

Technical assistance, loans and grants

For business plans, space consideration, design and build-out

[www.motorcitymatch.com](http://www.motorcitymatch.com)

**MOTOR CITY RE-STORE**  
GIVING NEIGHBORHOOD BUSINESSES A BOOST

**Existing small business in Detroit**

Bonus % reimbursed for clustered businesses

Design assistance loans and matching grants

For exterior improvements, signage, stormwater, landscaping

[www.motorcityrestore.com](http://www.motorcityrestore.com)

# Summary

## FCA Proposal Recap

<b>Workforce (\$5.8M)</b>	<ul style="list-style-type: none"> <li>• DESC to coordinate screening/training</li> <li>• Job Fairs &amp; Hiring Kiosks in the Impact Area</li> <li>• Early application windows before general public</li> </ul>
<b>Education (\$5.0M)</b>	<ul style="list-style-type: none"> <li>• Investment for Career Technical Education (CTE) center</li> <li>• Youth Programs (Growing Detroit Young Talent)</li> <li>• Scholarships (Detroit Promise)</li> </ul>
<b>Housing (\$1.8)</b>	<ul style="list-style-type: none"> <li>• FCA commits to invest in home repair grants</li> </ul>
<b>Impact Neighborhood Fund (\$1.1M)</b>	<ul style="list-style-type: none"> <li>• Revitalization projects chosen by the community</li> <li>• Marketing Campaign to promote the impacted area</li> </ul>
<b>Construction Impacts (\$0.1M)</b>	<ul style="list-style-type: none"> <li>• Drought-resistant landscaping and tree planting</li> </ul>

## City Proposal Recap

<b>Workforce &amp; Education (\$4.0M)</b>	<ul style="list-style-type: none"> <li>• Detroit at Work</li> <li>• Grow Detroit's Young Talent (Summer Youth Employment)</li> <li>• Detroit Promise</li> </ul>
<b>Housing (\$5.9M)</b>	<ul style="list-style-type: none"> <li>• 300 demolitions</li> <li>• Detroit Land Bank Side Lot &amp; "Own it Now" programs</li> </ul>
<b>Other Neighborhood Improvements (\$0.5M)</b>	<ul style="list-style-type: none"> <li>• Chandler Park, West End &amp; Riverbend Neighborhood plan</li> </ul>
<b>Construction Impacts (\$7.0M)</b>	<ul style="list-style-type: none"> <li>• Traffic calming and road improvements</li> <li>• Beniteau wall construction and beautification</li> <li>• Stormwater retention pond</li> </ul>

# Investments & Impacts

	City (M)	FCA (M)	City + FCA (M)	Leveraged Funding (M)	Total Impact (M)
Workforce & Education	\$4.0	\$10.8	\$14.8	\$4.0	\$18.8
Housing	\$5.9	\$1.8	\$7.7	-	\$7.7
Impact Neighborhood Fund	\$0.5	\$1.1	\$1.6	-	\$1.6
Construction Impacts	\$7.0	\$0.1	\$7.1	-	\$7.1
<b>Total</b>	<b>\$17.4</b>	<b>\$13.8</b>	<b>\$31.2</b>	<b>\$4.0</b>	<b>\$35.2</b>

**+ 4,950 JOBS**

# Timeline

- May 2019**
  - City Council Approval
  - Wall design alignment with community
  - Wall construction begins
- July 2019**
  - DESC workforce outreach for Detroiters seeking FCA jobs
  - FCA application period begins for Impact Area Residents
- August 2019**
  - Home repair grant application launches
  - Neighborhood planning commences
  - DLBA Side Lot fair/'Own it Now' sales event
- October 2019**
  - DESC workforce readiness starts
- February 2020**
  - Priority demolitions begin in/around Beniteau Street