

7 elements of proposed State Fair agreement

- 1) City sells 142 Acres to Hillwood/Sterling Group for appraised price of \$9 million.**
- 2) No tax breaks or incentives for project.**
- 3) Amazon distribution center opens in 2022, occupying 78 acres:**
 - \$400 million investment**
 - 3.8 million square feet**
 - Minimum 1,200 jobs**
- 4) Hillwood/Sterling pays for \$7 million transit center on site to handle 9 routes serving 30,000 riders a week.**
- 5) No traffic on State Fair Street. All traffic onto 8 Mile or Woodward.**
- 6) Detroit at Work partners with Amazon for placing Detroiters in jobs and qualifying Detroiters as entrepreneurs for Amazon's delivery service.**
- 7) Hillwood/Sterling will develop two other large parcels with other companies – goal is 2,000 jobs on site when all built out.**

State Fairgrounds Site Today

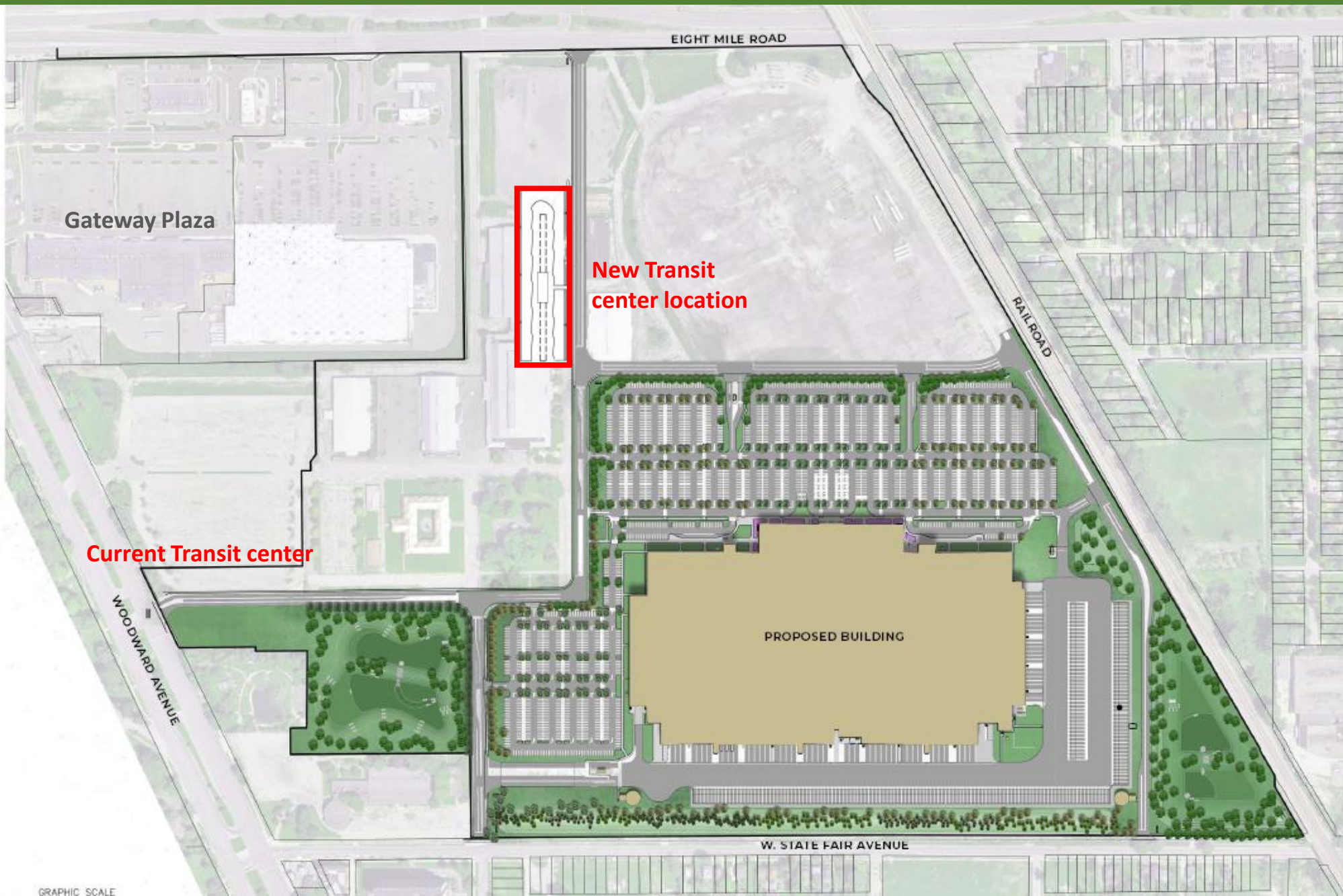


Gateway Plaza

Current Transit
center

Hunt
Playground

Proposed Development Overhead View



Site of Amazon Distribution Center Today





Amazon Distribution Center proposed to open in 2022



View From State Fair Street – No Traffic Entrance



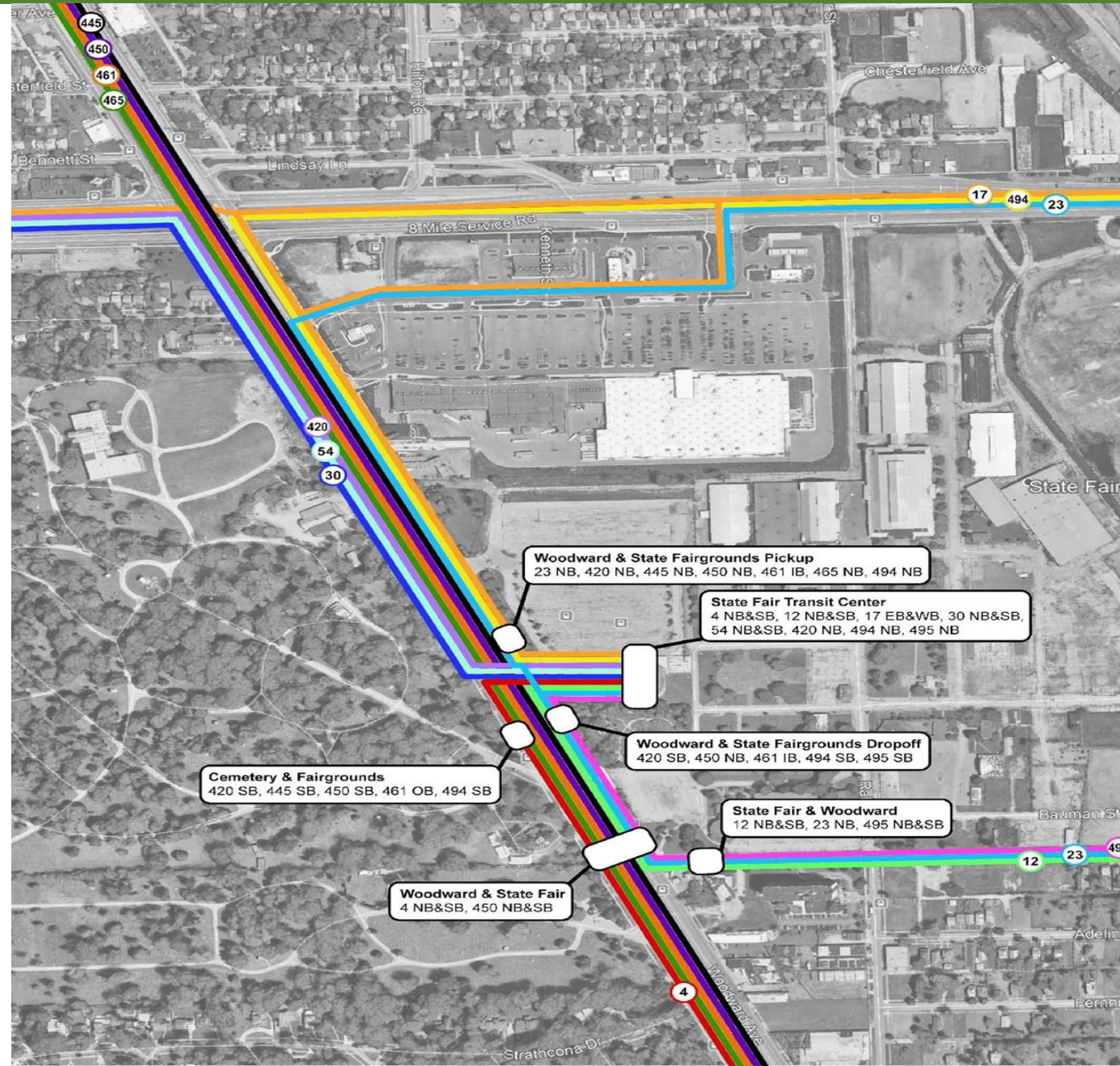
9 Separate DDOT and SMART routes cross at State Fair

9 Routes serving transit center

DDOT: 4, 12, 17, 23, 30, 54

SMART: 415/420, 494, 495

Serve 30,000 riders a week



Riders have to wait outside at Detroit's primary bus transfer site



Building New Transit Center with indoor waiting area



Proposed Development Overhead View

