

USE

#15
NB

Revised 10/20/2020

RESOLUTION

BY COUNCIL MEMBERS ROY McCALISTER, JR. AND SCOTT BENSON

WHEREAS, the Planning & Development Department has requested the City Council approve the sale of 138 acres of the former Michigan State Fairgrounds (the "Property") to State Fair Partners, LLC ("SFP") for Sixteen Million Dollars (\$16,000,000.00), and the City Council has approved that sale by separate resolution, and

WHEREAS, SFP will agree to develop the Michigan State Fairgrounds in three phases, and

WHEREAS, Phase I will consist of a 3.8 million square-foot distribution center (the "Distribution Center") to be leased to Amazon, and

WHEREAS, SFP will receive no tax abatements or other incentives to develop the Distribution Center or the future two phases, and

WHEREAS, the City will direct Seven Million Dollars (\$7,000,000.00) for the construction of a new state of the art Transit Center on the former Michigan State Fairgrounds, and

WHEREAS, the Amazon Distribution Center will bring forth at least One Thousand Two Hundred (1,200) jobs to Detroit, paying at least Fifteen Dollars (\$15.00) an hour plus benefits, and

WHEREAS, in conjunction with SFP's construction of Phase I, the City of Detroit (the "City") will construct the Transit Center.

BE IT THEREFORE

RESOLVED, that the Detroit City Council urges the City, acting through its executive departments, to undertake and implement a Community Assistance and Improvement Plan for the communities impacted by the sale of the Michigan State Fairgrounds, which will follow the following goals specified herein; and **BE IT**

RESOLVED, that the City of Detroit will design and implement the State Fairgrounds Community Assistance and Improvement Plan in pursuit of the following goals and values:

1. Ensure that whatever steps can be reasonably taken to minimize the impact of future development on the impacted community areas, are taken.
2. Ensure that future City programs contribute to the community development of the impacted community areas.
3. Support the impacted community areas in applications for federal, state, and local funding projects and programs.
4. Support the revitalization of the community by working with the State Fairgrounds Neighborhood Association and the Keep It Clean Block Club.

5. Consider the following when reviewing the impact of future Fairgrounds development on the impacted community areas: security, health conditions, noise and air pollution and other quality of life issues which may come about and which may disrupt the community's well-being.
6. Traffic Control and Traffic Management assistance within the impacted community areas.
7. Ensure that City projects and programs endeavor not only to stabilize the impacted community areas to draw in future development, but also emphasize community involvement to make the development process more transparent and with more participation from community stakeholders.
8. Stabilize the impacted zone and spur the renaissance of the impacted community areas with City projects and programs, enabling fast and impactful progress.

and **BE IT**

RESOLVED, that upon notification by the City's Buildings, Safety Engineering and Environmental Department ("BSEED"), P&DD or GSD of an administrative hearing, or a Board of Zoning Appeals ("BZA") proceeding or a City Planning Commission ("CPC") proceeding for a land use or rezoning proceeding for the Property related to future uses of the Property that are in addition to use for an Amazon distribution center, the City will: (1) host up to two community meetings total if any such hearing or proceeding is requested and (2) at such community meetings, solicit community input and present industrial buffering methods, which the City will recommend to BSEED, BZA or the CPC if an applicant seeks applicable land use or rezoning approvals for the Property; and **BE IT**

RESOLVED, that the City will dedicate Five Hundred Thousand and 00/100 Dollars (\$500,000.00) from bond funds to be borrowed in 2020 for public park improvements to improve the State Fair & Havana future park site and Charleston & Colton park site; and **BE IT**

RESOLVED, that the City will allow a 3-month period for a feasibility study of those certain buildings known as the Dairy Cattle Building, Coliseum and Agriculture Building (Joe Dumars Fieldhouse) prior to the demolition of any such buildings to make way for the Transit Center, enabling advocates, P&DD and the DBA to evaluate potential reuse or relocation of those buildings; and **BE IT**

RESOLVED, that the City will conduct a health assessment consisting of the following: (1) air quality baseline testing in and around the Property prior to completion of the first phase of construction on the Property and subsequent to the start of operations, so that results can be made available should any future industrial uses be proposed on the Property that are in addition to the proposed new Amazon distribution center contemplated for the Property, and (2) verify the accuracy of the existing sound and lighting assessments based on the actual conditions of operations; and **BE IT**

RESOLVED, that the City will work with SFP to design and construct certain dedicated interior roadways within the Property that utilize complete streets standards and that provide pedestrian and non-motorized connections to the Transit Center. Further, the City will work with the

Purchaser to study such connections and, if appropriate, encourage the creation of other pedestrian and non-motorized connections elsewhere within the Property; and **BE IT**

RESOLVED, that as part of the Transit Center project, the City shall work with MoGo Detroit to locate a bicycle station at the new Transit Center; and **BE IT**

RESOLVED, the City shall maximize the use of Community Development Organizations and other non-profits, including churches, to develop community partnerships that speed up the development of the impacted communities, and facilitate outreach initiatives for job training and employment opportunities; and **BE IT**

RESOLVED, Planning and Development Department will complete neighborhood plans in the impacted area that are driven by the community, through outreach and engagement, including in the neighborhoods most impacted by abandoned structures and vacant land, development of parks, and update the Master Plan for the City over the next ten years with community input; and **BE IT**

RESOLVED, that in connection with future design review the City shall give consideration to utilizing eco-friendly resources and materials in order to keep in line with the Detroit Sustainability Agenda and further the goal of creating a carbon neutral local economy; and **BE IT**

RESOLVED, the City shall assist, monitor and work with Detroit at Work to prepare Detroit residents to qualify for positions offered by the Amazon Distribution Center, as well as assist, encourage and support Amazon in giving consideration to Detroit residents' applications for employment at the Distribution Center, and **BE IT**

RESOLVED, through community meetings, the Planning and Development Department will research and explore long term housing development, future economic development projects to protect community interest and ensure long term community control, assistance, and involvement; and **BE IT**

RESOLVED, that the City will endeavor to address non-structural blight, including alley clean-ups, vacant lot cutting, debris removal, park development for youth and community, while also combating illegal dumping; and **BE IT**

RESOLVED, that the City will continue to partner with nonprofits and philanthropies to provide informational pathways out of foreclosure through Make It Home, Homeowner Property Tax Exemption Programs, Pay as You Stay, Right of First Refusal, Non force of movement of property owners and other empowerment programs; and that this will be undertaken by an unprecedented door-to-door community outreach campaign through a new Detroit Community Health Corps; and **BE IT**

RESOLVED, that in each recommended budget, the Office of Budget will complete a reconciliation procedure to determine appropriation to the Detroit Affordable Housing

Development and Preservation Fund from surplus commercial land sales, and that if not currently eligible, the impacted community areas in the vicinity of the former State Fairgrounds will be qualified as eligible areas under Section 22-3-7 of the Detroit City Code; and **BE IT FINALLY**

RESOLVED, the Detroit City Clerk is directed to forward copies of this Resolution to Mayor Duggan, Corporation Counsel and SFP.

**ADOPTED AS FOLLOWS
COUNCIL MEMBERS**

#15 NB

| | | YEAS | NAYS |
|--------------------|----------------------|------|------|
| Janee | AYERS | ✓ | |
| Scott | BENSON | ✓ | |
| Raquel | CASTANEDA-LOPEZ | | ✓ |
| Gabe | LELAND | ✓ | |
| Roy | MCCALISTER, JR. | ✓ | |
| *Mary | SHEFFIELD | | |
| Andre | SPIVEY | ✓ | |
| James | TATE | | |
| Brenda | PRESIDENT JONES | | ✓ |
| *PRESIDENT PRO TEM | | | |
| | | 6 | 2 |
| | | | |
| | | | |
| | | | |

TRUE COPY CERTIFICATE

Form C of D-16-CE

STATE OF MICHIGAN, }
City of Detroit } ss.

CITY CLERK'S OFFICE, DETROIT

I, Janice M. Winfrey

, City Clerk of the City of Detroit, in said

State, do hereby certify that the annexed paper is a TRUE COPY OF Resolution

adopted (passed) by the City Council at session of

October 20, 2020

and approved by Mayor

October 28, 2020

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 29th
day of October A.D. 2020

Janice M. Winfrey
CITY CLERK