August 28, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: Additional Land Transfers by City of Detroit and Detroit Land Bank Authority
In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects

Honorable City Council:

The City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DBRA") and FCA US LLC ("FCA") have entered that certain Development Agreement relating to the investment of approximately $2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the "Projects") to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.

As part of FCA’s due diligence for the Project, certain additional City-owned and Detroit Land Bank Authority ("DLBA") owned properties have been identified as necessary for FCA’s operations at its Mack 1, Mack 2 and Jefferson North Assembly Plants, as well as a planned leased facility in the I-94 Industrial Park (the "Additional Properties"). Attached hereto are two (2) separate resolutions approving the conveyance of the Additional Properties by and through the City’s Planning and Development Department ("P&DD") and the DLBA, as applicable, to the DBRA, FCA, and/or FCA’s designee, which are summarized as follows:

- **Resolution 1 – Land Transfer - DLBA to DBRA**
  
  The DLBA wishes to transfer certain parcels to the DBRA by land transfer agreement in furtherance of the Projects and as further described in the attached Resolution 1.

- **Resolution 2 – Amendment to City/DBRA Land Transfer Agreement**
  
  The City and the DBRA wish to amend that certain Land Transfer Agreement relating to the Projects in order to provide for the conveyance of the City-owned Additional Properties as further described in the attached Resolution 2 to the DBRA, or, as agreed by the DBRA and FCA, directly to FCA or FCA’s designee. For properties intended to be transferred for use in the operation of FCA’s leased facility in the I-94 Industrial Park, the City will receive a consideration in the amount of $87,120 per acre or a purchase price to be determined based on a land value assigned to each parcel by the City of Detroit Assessor and payable pursuant to the promissory note contemplated by the Land Transfer Agreement, in the form of cash or a property exchange credit at the time of the conveyance to FCA’s designee.

The City is hereby requesting that your Honorable Body adopt the attached two (2) resolutions that approve the conveyance of the Additional Properties in support of the Projects.
RESOLUTION 1

BY COUNCIL MEMBER: ________________________________

WHEREAS, the City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DBRA") and FCA US LLC ("FCA") have been in discussions to bring about the investment of approximately $2.5 billion in FCA's Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the "Projects") to expand certain industrial automotive manufacturing in the City; and

WHEREAS, in support of the Projects, the Detroit Land Bank Authority ("DLBA") wishes to transfer certain DLBA parcels as more particularly described in the attached Exhibit A ("DLBA Parcels"); now therefore be it

RESOLVED, that Detroit City Council hereby approves of the sale of the DLBA Parcels to the DBRA for the purchase price of One and 00/100 Dollar ($1.00).

(See Attached Exhibit A)
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Address Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>15011025</td>
<td>E CONCORD 36 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92 7858 Concord, Detroit, Michigan 48211</td>
</tr>
<tr>
<td>15011032</td>
<td>E CONCORD 43 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36.30 X 92 7908 Concord, Detroit, Michigan 48211</td>
</tr>
<tr>
<td>15011030</td>
<td>E CONCORD 41 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92 7892 Concord, Detroit, Michigan 48211</td>
</tr>
<tr>
<td>15011026</td>
<td>E CONCORD 37 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92 7864 Concord, Detroit, Michigan 48211</td>
</tr>
<tr>
<td>15011024</td>
<td>E CONCORD 35 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92 7848 Concord, Detroit, Michigan 48211</td>
</tr>
<tr>
<td>15011029</td>
<td>E CONCORD 40 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92 7886 Concord, Detroit, Michigan 48211</td>
</tr>
<tr>
<td>15009516</td>
<td>W HELEN 50 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36.3 IRREG 7909 Helen, Detroit, Michigan 48221</td>
</tr>
<tr>
<td>Parcel ID</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>E CONCORD 38 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 36 X 92</td>
<td></td>
</tr>
<tr>
<td>Parcel ID: 15011027.</td>
<td></td>
</tr>
<tr>
<td>W HELEN N 18 FT OF 51 GIRARDIN EST SUB L29 P65 PLATS, W C R 15/157 18 X 92</td>
<td></td>
</tr>
<tr>
<td>Parcel ID: 15009517.</td>
<td></td>
</tr>
</tbody>
</table>
RESOLUTION 2

BY COUNCIL MEMBER:

WHEREAS, the City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DBRA") and FCA US LLC ("FCA") have executed that certain Development Agreement regarding the investment of approximately $2.5 billion in FCA's Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the "Projects") to expand certain industrial automotive manufacturing in the City; and

WHEREAS, in support of the Projects, the City and the DBRA executed that certain Land Transfer Agreement regarding the transfer of certain City-owned parcels to the DBRA in connection with the Projects (the "Land Transfer Agreement") approved by Detroit City Council on May 21, 2019; and

WHEREAS, the City-owned parcels to be transferred to the DBRA pursuant to the Land Transfer Agreement shall be known herein as the "City Parcels"; and

WHEREAS, as part of FCA's due diligence for the Project, certain additional City Parcels have been identified as necessary for FCA's operations at its Mack 1, Mack 2 and Jefferson North Assembly Plants, as well as a planned leased facility in the I-94 Industrial Park (as described in the attached Exhibit A, the "Additional City Parcels"); and, now therefore be it

RESOLVED, that Detroit City Council hereby approves an amendment to the Land Transfer Agreement to provide for the conveyance of the Additional City Parcels to DBRA, or, as agreed by the DBRA and FCA, directly to FCA or FCA's designee; and be it further

RESOLVED, that Detroit City Council hereby approves of the sale of the Additional City Parcels to the DBRA for a purchase price to be determined based on a land value assigned to each parcel by the City of Detroit Assessor and payable pursuant to the promissory note contemplated by the Land Transfer Agreement, or, with respect to the parcels intended to support FCA's leased facility in the I-94 Industrial Park, a purchase price of $87,120 per acre, in the form of cash or a property exchange credit at the time of the conveyance to FCA's designee, (the "Purchase Price"); and be it further

RESOLVED, that the Planning and Development Department ("P&DD") Director, or his authorized designee, is authorized to execute the amendment to the Land Transfer Agreement and issue quit claim deeds for the sale of the Additional City Parcels, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Additional City Parcels consistent with this resolution; and be it finally

RESOLVED, that the P&DD Director, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Land Transfer Agreement (as amended) and quit claim deeds (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the City Parcels, provided that the changes do not materially alter the substance or terms of the transfer and sale.

(See Attached Exhibit A)
RESOLUTION 2 - EXHIBIT A

S MILLER 49&48 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 69 X 108
7931 Helen, Detroit, Michigan 48211
Parcel ID: 15001325.

S MILLER 47 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108
6920 Miller, Detroit, Michigan 48211
Parcel ID: 15001326.

S MILLER 46 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108
6816 Miller, Detroit, Michigan 48211
Parcel ID: 15001327.

S MILLER 45 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108
6810 Miller, Detroit, Michigan 48211
Parcel ID: 15001328.

S MILLER 45 GIRARDIN ESTATE SUB L29 P65 PLATS, W C R 15/157 31 X 108
6800 Miller, Detroit, Michigan 48211
Parcel ID: 15001329.

Land situated in the City of Detroit in the County of Wayne in the State of MI

A part of Lot 2 of American Motors Subdivision No. 1 of parts of private claims 385, 386 and 388 according to the plat thereof recorded in Liber 87 of Plats, Page 48 Wayne County Records and described as:

A parcel of land situated in the City of Detroit, Wayne County, Michigan, being part of Private Claim 386, and part of the Outlot 18 for the heirs of the late H. Connor of Grosse Pointe, according to the plat thereof, recorded in Liber 49, Page 494 of deeds, Wayne County Records, more particularly described as: beginning at the intersection of the Northerly line of vacated Charlevoix Avenue (60 ft. wide right of way) with the Westerly line of Conner Avenue (109 ft. wide right of way); thence along the Westerly line
of said Conner Avenue, South 26°47'15" East 60.00 feet to the Southerly line of vacated Charlevoix
Avenue (60 ft. wide right of way), as disclosed in Liber 25517, Page 241 of Wayne County Records; thence along the Southerly line of said vacated Charlevoix Avenue (60 ft. wide right of way), South 62° 37'59" West 1394.50 feet to the point of beginning (P.O.B.); thence South 03°27'50" East 55.89 feet; thence parallel with said South right of way line of vacated Charlevoix Avenue, South 62°37'59" West 80.07 feet to a point on the Westerly line of Lot 2 of American Motors Subdivision No. 1, Card No. 46358; thence along the West line of said Lot 2, North 26°43'08" West 51.10 feet to said South right of way line of vacated Charlevoix Avenue; thence along said South right of way line, North 62°37'59" East 102.14 feet to the point of beginning.
August 28, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: Additional Land Transfers by City of Detroit and Detroit Land Bank Authority
In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects

Honorable City Council:

The City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DBRA") and FCA US LLC ("FCA") have entered that certain Development Agreement relating to the investment of approximately $2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the "Projects") to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.

As part of FCA’s due diligence for the Project, certain additional City-owned and Detroit Land Bank Authority ("DLBA") owned properties have been identified as necessary for FCA’s operations at its Mack 1, Mack 2 and Jefferson North Assembly Plants, as well as a planned leased facility in the I-94 Industrial Park (the “Additional Properties”). Attached hereto are two (2) separate resolutions approving the conveyance of the Additional Properties by and through the City’s Planning and Development Department ("P&DD") and the DLBA, as applicable, to the DBRA, FCA, and /or FCA’s designee, which are summarized as follows:

- **Resolution 1 – Land Transfer - DLBA to DBRA**

  The DLBA wishes to transfer certain parcels to the DBRA by land transfer agreement in furtherance of the Projects and as further described in the attached Resolution 1.

- **Resolution 2 – Amendment to City/DBRA Land Transfer Agreement**

  The City and the DBRA wish to amend that certain Land Transfer Agreement relating to the Projects in order to provide for the conveyance of the City-owned Additional Properties as further described in the attached Resolution 2 to the DBRA, or, as agreed by the DBRA and FCA, directly to FCA or FCA’s designee. For properties intended to be transferred for use in the operation of FCA’s leased facility in the I-94 Industrial Park, the City will receive a consideration in the amount of $87,120 per acre, in the form of cash or a property exchange credit at the time of the conveyance to FCA’s designee.

The City is hereby requesting that your Honorable Body adopt the attached two (2) resolutions that approve the conveyance of the Additional Properties in support of the Projects.
Respectfully submitted,

Maurice Cox, Director
Planning and Development Department

cc: S. Washington (Mayor’s Office)