

**Non-binding  
Memorandum of Understanding  
Aerotropolis Implementation**

**Preamble**

Wayne County has prioritized and promoted regional collaboration and partnership in the course of exploring the tremendous opportunities available by the creation of an economic development engine anchored by the Detroit-Metropolitan and Willow Run Airports and driven by the joint decision-making of seven local, two county governments, and the Airport Authority and has identified this initiative as the Aerotropolis Plan and the seven local, two county governments, and the Airport Authority as the Aerotropolis communities;

**WHEREAS**, in 2004 Wayne County, commenced a series of meetings with the Aerotropolis communities that encompass the Aerotropolis geographic area which include the Cities of Taylor, Belleville, Romulus, and Ypsilanti and the townships of Van Buren, Huron, and Ypsilanti, all located in Wayne and Washtenaw Counties and that all the Aerotropolis communities agreed to explore the opportunities;

**WHEREAS**, Wayne County sponsored an International Aerotropolis Conference in October of 2004, attended by 12 countries to deliver a message to the Aerotropolis communities and the greater metropolitan Detroit region that Wayne County is serious about advancing the opportunity the two airports can bring forward;

**WHEREAS**, these opportunities include the potential to create unprecedented economic development by way of locating tomorrow's global technological powerhouses in this region today; creating high paying jobs to ensure the attraction and retention of a highly trained and skilled work force, to ensure our sons and daughters can receive an education in Michigan and put their talents to use in this Great State, and to achieve a unique investment that reflects the impact felt by the automotive manufacturers in their glory days with a long-term perspective; and

**WHEREAS**, in November 2004, Wayne County initiated a series of meetings with Washtenaw County to develop regional collaboration between the two counties for the development of the Aerotropolis Plan by effectively utilizing the tremendous assets and resources of Detroit Metro and Willow Run airports, the Aerotropolis communities and the approximately 25,000 acres in and around these two airports and that the two counties agreed to explore these economic opportunities (see Appendix I for the description of Aerotropolis/Aerotropolis);

**WHEREAS**, Wayne County invited some major property owners, that include Ford Land, General Motors, and Visteon, to garner their support for building an innovative Aerotropolis Plan;

**WHEREAS**, Wayne County has hired planning and international airport professionals to assist in the facilitation of meetings with the various municipalities and the eventual creation of the Aerotropolis;

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Aerotropolis Implementation**

**WHEREAS**, the Aerotropolis communities agreed to convene a kick off meeting in August 2005 to give the Aerotropolis Plan visibility, and that this meeting was attended by about 80 representatives of various public and private entities, and that Wayne County and Washtenaw County representatives and their professionals promoted the Aerotropolis Plan as an innovative and vitalizing economic development opportunity which can be a dynamic economic engine for the Aerotropolis communities, and can broaden/expand to encompass development on the Interstate 94 corridor, and

**WHEREAS**, at the request of Wayne and Washtenaw Counties, the University of Michigan Taubman School of Architecture and Planning invited 18 experts from throughout the country, its faculty and approximately 60 students from the School and other departments. Experts came from the MIT, University of Pennsylvania, the University of Utah, and SEMCOG to conduct a design charrette session in January 2006 and these planning and visionary professionals explored the Aerotropolis Plan opportunity and developed three scenarios; (see Appendix II for the summary of the results of the Charrette);

**WHEREAS**, the Stakeholders met and discussed future actions, and it was agreed to develop a non-binding memorandum of understanding that would detail these activities and avenues to fully advance the opportunity;

**THEREFORE**, the Stakeholders have agreed to develop a Non-binding Memorandum of Understanding (NBMOU) to memorialize their willingness to advance the exploration of, the promotion of, and ultimate commitment of resources to the Aerotropolis Plan.

The NBMOU will explore the following areas:

1. Committing time and available resources to carry out the details of this non-binding MOU.
2. Designating the district/zone Board of Directors with a determined representative number of governing board members (from within the Stakeholders areas, the business and civic communities, from national organizations).
3. Creating a special State legislation and designation that brings unique incentives to an airport city development.
4. Developing an innovatively aggressive, comprehensive and progressive strategic plan for the Aerotropolis Plan of action that incorporates land, infrastructure and imagines future technologies, visions and images including green building and alternative energy technologies; and incorporate uniform design and development guidelines that will foster Aerotropolis Plan implementation.
5. Exploring mutual tax revenue sharing strategies to fund infrastructure amenities and equitable revenue sharing from future development.
6. Exploring how other regions successfully incorporated tax revenue sharing along with education programs for citizens and other stakeholders on the benefits of such innovative thinking.

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7. Endorsing the need to recruit a great civic/business leader as the initiative's Champion with sub-champions from university, commerce, industrial leaders, and local governments.
8. Developing political and civic consensus for the initiative by seeking endorsements from State and Federal legislators, the Detroit Renaissance, the Automation Alley, the Greater Detroit Chamber of Commerce, SEMCOG, local and regional chamber of commerce, business associations, and various organized labor groups.
9. Gaining the Governor of Michigan's full support and endorsement that the Aerotropolis is an undisputable priority for southeast Michigan and the entire State overall.
10. Raising funds to cover short-term expenses including in-depth Strategic Aerotropolis Plan.
11. Eventually formalize a binding MOU to foster Aerotropolis growth and success.

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Wayne County  
Airport Authority

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City of Taylor

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Washtenaw County

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City of Ypsilanti

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Wayne County

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Huron Charter Township

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City of Belleville

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Van Buren Charter Township

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City of Romulus

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Ypsilanti Charter Township

- Appendices:  
I Aerotropolis Vision  
II Charrette Results