

## Propose Community Benefits Package for WM Development Agreement with the City of Akron

---

### Overview

This proposal outlines a structured Community Benefits Agreement between WM and the surrounding neighborhood that ensures long-term, measurable, and locally governed reinvestment tied directly to the building project and ongoing operations of the transfer facility. The framework prioritizes environmental health, housing stability, workforce development, green space enhancement, and neighborhood reinvestment within the defined geographic map area.

Rather than a one-time mitigation payment, this agreement creates a living investment structure aligned with economic justice, environmental responsibility, and neighborhood revitalization. This proposal represents a deliberate effort to synthesize three important streams of vision and responsibility into one coherent community investment strategy. It aligns with WM's 2% for Social Good framework, reflects Akron Mayor Shammus Malik's 2025 City's Together for Akron pillars and incorporates the lived experience and priorities voiced over more than 18 months of community meetings—where residents consistently emphasized concerns for both the need to provide benefits for those impacted by the current Fountain St. location of WM and the new proposed area on Archwood. By integrating corporate commitments, municipal priorities, and grassroots input, this proposal seeks to move beyond mitigation toward a structured, accountable, and community-shaped investment model that produces shared and lasting benefit.

---

### Capital Investment

#### Structure

WM will invest 10% of the total building project cost into a locally governed endowment administered through a trusted community institution such as the Akron Community Foundation (or comparable local foundation).

---

*Continued on next page.*

## Proposed Community Benefits Package, *Continued*

---

Capital  
Investment,  
(cont.)

### Purpose

This investment will serve as seed capital to generate up to a 5% annual dividend, creating a sustainable funding stream dedicated exclusively to the defined map area.

### Eligible Uses of Annual Dividend

Funds distributed annually (up to 5%) shall support:

- Exterior Homeowner Improvements
  - Roof repair/replacement
  - Windows and siding
  - Porch and foundation stabilization
  - Weatherization improvements
- Interior Environmental Health Improvements
  - Whole-home air filtration systems
  - HEPA filtration units
  - Ventilation upgrades
  - Mold remediation support
- Governance
  - Funds restricted to the defined map areas
  - Oversight by a local advisory board including residents
  - Annual public reporting of disbursements and outcomes
  - Priority given to low- to moderate-income homeowners

This endowment model ensures that the community receives benefits not just during construction but for generations to come.

---

*Continued on next page.*

## Proposed Community Benefits Package, *Continued*

---

**Operational Revenue** WM will commit 2% of gross annual sales from the transfer facility to be distributed annually across three strategic focus areas within the defined map area.

### Allocation Structure

The 2% annual contribution shall be divided equally (1/3 each) among:

- **Industrial & Construction Trades Education**
  - Scholarships for local residents pursuing skilled trades
  - Partnerships with trade schools and unions
  - Pre-apprenticeship and certification programs
  - Youth exposure programs to high-demand industrial careers

Goal: Build a direct workforce pipeline connecting neighborhood residents to family-sustaining wage careers.

- **Green Space Creation & Maintenance.**
  - Creation of pocket parks, recreation parks, wildlife parks and community green buffers
  - Tree planting and urban canopy expansion
  - Stormwater mitigation landscaping
  - Maintenance of existing neighborhood green spaces

Goal: Improve air quality, aesthetics, stormwater control, and overall neighborhood livability.

- **Infill Housing Development**
  - Gap financing for construction of new infill homes on vacant lots
  - Acquisition and rehabilitation of abandoned properties

---

*Continued on next page.*

## Proposed Community Benefits Package, *Continued*

---

### Operational Revenue, (cont.)

- **Infill Housing Development (more)**
  - Support for affordable homeownership opportunities
  - Partnership with local nonprofit housing developers
  - Mixed income housing strategies that stabilize and grow the tax base

Eligible partners may include community-based nonprofit developers operating within the map area, ensuring projects remain locally controlled and mission-driven. Goal: Increase safe, quality housing supply, reduce blight, stabilize property values, and promote long-term neighborhood vitality without displacement.

---

### Reporting

Accountability and transparency will be achieved by the following:

- Annual public report of gross sales calculation and 2% contribution
  - Public accounting of fund allocation and measurable outcomes
  - Resident advisory committee participation
  - Five-year impact review with opportunity for adjustment
  - Air quality monitoring<sup>1</sup>
- 

### Long-Term Impact

Community advantages include the following:

- Immediate capital reinvestment
  - Permanent endowment growth
  - Ongoing revenue sharing
  - Workforce pipeline development
  - Environmental and housing stabilization
  - Blight reduction through infill housing
  - Community led oversight
- 

*Continued on next page.*

---

<sup>1</sup> See Air Monitoring Addendum

## Proposed Community Benefits Package, *Continued*

---

### Summary

The ***initial capital investment of 10%*** of development project would fund homeowner exterior improvements and indoor environmental upgrades and serve as a practical and equitable form of remuneration for residents whose property values and health conditions have been—or might be—negatively impacted by proximity to the WM transfer station.

The ***interior environmental upgrades***—whole-home air filtration systems, HEPA filtration units, ventilation enhancements, and mold remediation support—address health and quality-of-life concerns that often accompany industrial adjacency. By proactively improving indoor air quality and moisture control, the program reduces respiratory risks, mitigates environmental anxiety, and enhances the long-term durability of housing stock. Housing reinvestment ensures that those closest to the facility experience tangible, long-term benefits, rather than gradual decline.

The ***2% of ongoing gross revenue*** from the WM facility are structured investments that combat the Social Determinants of Health and Adverse Childhood Experiences associated with this project. Workforce development directly addresses income and employment security. Scholarships, trade partnerships, pre-apprenticeships, and youth exposure programs will create accessible pathways into living wage careers without requiring four-year degrees. A direct workforce pipeline is therefore not merely an economic strategy – it is a public health intervention that interrupts cycles of poverty-linked trauma.

---

*Continued on next page.*

## Proposed Community Benefits Package, *Continued*

---

### Summary, (cont.)

The Capital Investment equal to 10% of the building project and the ongoing Operational Revenue Commitment of 2% of gross income would be held and administered through a trusted community institution such as the Akron Community Foundation (or a comparable local foundation). The foundation would serve as the fiduciary agent, ensuring professional investment management, legal compliance, transparent accounting, and annual public reporting. Funds generated from the endowment and annual revenue contributions would be distributed through a structured, competitive grantmaking process within the defined map area.

A locally appointed Community Oversight Board—comprised primarily of residents, along with representatives from neighborhood organizations and subject-matter advisors—would establish funding priorities within the proposed allocation structure. The Oversight Board would review applications and recommend awards each year. This governance structure ensures that investments remain community-directed, transparent, and responsive to evolving neighborhood needs, while benefiting from the financial stewardship, credibility, and long-term stability of an established foundation.

---

## Emission Monitoring for WM Development Agreement with the City of Akron

---

### Purpose

Air quality monitoring provides an extra layer of protection for neighbors, giving third-party information in real time around volatile organic compounds (VOC's) in the air in order to take necessary precautions to protect themselves and their families. This process is preferred over relying on upwind air monitoring that is useless for residents around the facility.

Due to federal and statewide deregulation in the EPA, local residents need extra environmental protections in our city. Unannounced, regular, third-party inspections can help identify issues in a timely manner without allowing endangering conditions to fester.

---

### Specifics

1. Emission monitoring is mandatory instead of emission estimation.
  2. Fenceline continuous air monitors placed on the Southwestern and Northeastern edges of the trash transfer facility. These air monitors need to be connected to Kunak AIR Cloud. Monitors should be in NEMA-rated enclosures. WM will be responsible for the purchase and upkeep, replacing the same as necessary. Air Monitors must monitor particulate matter (PM25/PM10), VOCs/PIDs, and odorous gas sensors (H2S, NH3).
  3. Quarterly, unannounced inspections of the site by 3rd party environmental inspections to know if there are any violations. Inspections should include:
    - a. Inspection of any onsite pooling or leakage
    - b. Submitting all extermination reports
    - c. Inspection and removal of any onsite toxic waste
    - d. Inspection of air filters, scent-masking, and HVAC systems
- 

*Continued on next page.*

## Emission Monitoring, *Continued*

---

### Specifics, (cont.)

4. Regular air sorbent tubes (such as Tenax Tubes) testing for a wide range of VOCs by the Environmental Health Project. Environmental Health Project can evaluate and estimate the schedule needed for the facility.
  5. All environmental testing results, (with the exception of the continual air monitors) will be submitted to the CBA board quarterly, or more regularly on demand. All facility concerns or incidents shall be reported to the CBA which shall immediately release said information to the City of Akron, and to neighbors of the facility.
  6. All clean up and repairs outlined by environmental issues will be financed by WM.
  7. All third-party costs for environmental regulation will be financed by WM.
- 

### Non-compliance

If the WM Facility fails to comply with any environmental standard set forth in this Agreement, the Community Oversight Board shall issue a written notice of violation. Failure to correct the violation within 30 days of notice shall result in a fine to be determined by the board. A second violation within 12 months shall trigger suspension of all WM's city-issued permits and agreements until corrective measures are verified. Repeated or severe violations may result in termination of the Agreement and legal action.

---

### Corrective Actions

Each violation cited by third-party inspectors must include:

- Immediate corrective actions required
- Long-term mitigation measures (e.g., emission controls, spill prevention upgrades).
- Community benefit fund contributions for remediation costs

---

*Continued on next page.*

## Emission Monitoring, *Continued*

---

### Tiered Penalties

A progressive penalty system will be employed as follows:

- First offense: Written warning, corrective action plan, and public disclosure.
- Second offense: Increased fines, suspension of certain operations, or partial reduction of community benefits.
- Repeated or severe violations: Suspension of all WM's city-awarded benefits, including claw back of subsidies, or termination of the development agreement.

---

### Legal Recourse

The City, the Community Oversight Board, and any impacted citizen will have the following legal remedies at their disposal:

- Right to seek injunctive relief for repeated violations.
  - State and/or federal enforcement actions if the developer fails to comply.
  - Binding arbitration or litigation clauses for dispute resolution
-