

Seven Point Proposal – First Draft 07/20/2025

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1. PUBLIC TRUST LAND TRANSFER

Proposal: Gotion will donate or sell at a significantly reduced cost, at least 30% of its undeveloped land (approximately 200 acres) to a nonprofit land trust administered by Manteno residents.

Purpose: To ensure that a meaningful portion of the land remains under local control for public benefit.

Use Options:

- Public parks and green spaces
- Affordable housing initiatives
- Economic incubators or nonprofit-run facilities
- Conservation or educational projects

Why It Matters: This transfer helps rebalance land power in Manteno and reduces fears of a “company town” scenario. It mirrors successful models used in utility, mining, and oil settlements across the U.S. Local land ownership is the foundation of community control, and this restores a portion of it.

2. BINDING LOCAL WORKFORCE AGREEMENTS

Proposal: Gotion will enter an enforceable Memorandum of Understanding (MOU) with the Village of Manteno guaranteeing:

- Prioritized local hiring
- Fair and competitive wages
- Inclusive recruitment practices
- Job training programs through local schools and community colleges

Enforcement:

- Measurable hiring benchmarks
- Clear diversity and equity standards
- Financial penalties for noncompliance

Why It Matters: This ensures the factory benefits local workers, not just transient or outsourced labor. It builds a career pipeline for Manteno residents and strengthens community ties through economic opportunity. Without local hiring guarantees, promises of “good jobs” ring hollow.

3. ENVIRONMENTAL ACCOUNTABILITY FRAMEWORK

Proposal: Gotion will exceed state and federal environmental regulations through a locally binding Community Environmental Assurance Agreement.

Key Components:

- Continuous third-party emissions monitoring
- Real-time public dashboards for air, water, and chemical handling data
- Joint emergency planning with Manteno's fire, EMS, and public health agencies
- Annual community environmental impact reports

Why It Matters: Regulatory minimums aren't enough. Residents deserve full visibility into how the factory operates and how risks are mitigated. This framework builds trust not through statements, but through data, oversight, and emergency preparedness rooted in local control.

4. GOVERNANCE TRANSPARENCY DECLERATIONS

Proposal: Gotion will issue documented public assurances that no board member, executive, or parent company affiliate is tied to the Chinese Communist Party or any foreign government body that could influence U.S. operations.

Optional but Advised:

- Voluntary alignment with CFIUS-style transparency standards (Committee on Foreign Investment in the United States)
- Annual board disclosures modeled after U.S. defense contracting protocols

Why It Matters: Whether real or perceived, national security concerns cannot be waved away, they must be addressed directly. This measure removes ambiguity and meets rising bipartisan demands for transparency in foreign direct investment.

5. CULTURAL & CIVIC ALIGNMENT MEASURES

Proposal:

- Gotion will establish an independent **Community Advisory Board** made up of Manteno residents, with quarterly public meetings and reporting power.
- The company will adopt a **Community Values Pledge**, affirming its alignment with American legal norms, labor rights, human rights, and civic principles.

Why It Matters: These structures invite real participation, giving the community direct ways to engage, respond, and be heard. The Advisory Board provides a direct voice for the community, and the Pledge signals cultural integration. In a global economy, this is how international firms demonstrate that they don't just *operate* in America, they *belong* here.

6. FIVE YEAR LAND USE MORATORIUM

Proposal: Gotion will place a binding 5-year moratorium on any non-factory development across its remaining undeveloped parcels not already under construction.

Purpose: To provide Manteno time to:

- Review and update local zoning regulations
- Conduct long-term infrastructure planning
- Engage residents in future land use conversations
- Avoid uncoordinated or speculative industrial sprawl

Why It Matters: Without a moratorium, adjacent land could be developed rapidly, without oversight or alignment with Manteno's long-term goals. This pause isn't punitive; it's protective. It gives the community time to think, plan, and prepare. ...together.

7. COMMUNITY REINVESTMENT FUND

Proposal: Gotion will create a \$15 million **Community Contribution Fund**, distributed over five years and administered by an independent, locally governed foundation. This is modeled after successful community benefit agreements (CBAs) in Oregon, Nevada, and Tennessee, where industrial entrants contributed to long-term local wellbeing as a condition of operation.

Fund Priorities:

- Public education and teacher support
- Emergency services (fire, police, EMS)
- Public infrastructure (roads, water systems, broadband)
- Local nonprofit and charitable projects

Why It Matters: When a corporation builds in a small town, the benefits should be seen and felt by the people who live there. This fund is a tangible commitment, a visible reinvestment into the community's future, beyond tax breaks or temporary jobs.