

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

To: The Department or Commission Listed Below

From: Janice M Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

Petition No.	2025-263 (District)
Name of Petitioner	W-Detroit LLC
Description of Petition	Petition request to establish a Commercial Rehabilitation District Pursuant to PA 210 of 2005, As Amended at 6000 East Jefferson.
Type of Petition	Tax Abatement for a Industrial Facilities Tax Exemption Certificate
Submission Date	10/08/2025
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission, Civil Rights, Inclusion, & Opportunity Department
Petitioner Contact	W-Detroit LLC Richard Barr 6201 Second Avenue, Suite 2290 Detroit, MI 48226 P: (313) 465-7308 rbarr@honigman.com



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

September 30, 2025

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

**RE: PETITION TO ESTABLISH COMMERCIAL REHABILITATION DISTRICT
PURSUANT TO PA 210 OF 2005, AS AMENDED**

Honorable City Council:

On behalf of the City of Detroit, the Planning and Development Department hereby submits this petition to establish a commercial rehabilitation district pursuant to section 3(2) of the Commercial Rehabilitation Act, PA 210 of 2005 as amended, MCL 207.841, et. seq. (“PA 210”), for approximately 41.987 acres of land owned by the City of Detroit and the City of Detroit Brownfield Redevelopment Authority, commonly referred to as 6000 East Jefferson Avenue, tax parcel number 15000009, as further described on Exhibit A attached hereto (the “Property”).

Please see Exhibit B attached hereto for a depiction of the proposed district.

Eligibility of Property:

The Property is a qualified facility within the meaning of Act 210 because it includes a building previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was commercial property as defined in Act 210.

The establishment of the commercial rehabilitation district is being requested by the Planning and Development Department on behalf of the City of Detroit both (a) pursuant to the authority the City of Detroit has to establish commercial rehabilitation districts on its own initiative, and (b) as the owner of over fifty percent (50%) of the taxable value of the property located within the proposed commercial rehabilitation district. By this request, the Planning and Development Department is seeking to facilitate the construction by W-Detroit Property, LLC of the headquarters and practice facility for the Women’s National Basketball Association team expected to commence operations in Detroit starting in the 2029 season”

Ownership of Property:

Substantially all of the Property is owned by the City of Detroit. The balance of the property is owned by the City of Detroit Brownfield Redevelopment Authority.

Respectfully submitted,

CITY OF DETROIT,
a Michigan municipal corporation


By:  _____
Name: Alexa Bush
Its: Director, Planning and Development
_Department

EXHIBIT A

Legal Description of Proposed Commercial Rehabilitation District

Land situated in the City of Detroit, County of Wayne and State of Michigan, more particularly described as follows:

BEING PART OF PRIVATE CLAIMS 18, 19, 573 AND 678 LYING SOUTH OF JEFFERSON AVENUE (120 FEET WIDE), INCLUDING ALL OF LOTS 1, 2, AND 3 OF THE PLAT OF BEAUFIT FARM AS RECORDED IN LIBER 30, PAGE 3 OF DEEDS, WAYNE COUNTY RECORDS, INCLUDING THE LAND WITHIN THE EXTENSION OF SAID LOTS TO THE U.S. HARBOR LINE AT THE DETROIT RIVER; AND ALL OF LOT 6 AND PART OF LOTS 4 AND 5 OF PLAT OF THE MELDRUM FARM AS RECORDED IN LIBER 4, PAGE 87 OF PLATS, WAYNE COUNTY RECORDS; AND ALL OF LOTS 4 THROUGH 16 OF RUSSEL'S PLAT OF THE SUBDIVISION OF BLOCK NO. 4 AND 5 OF MELDRUM FARM RECORDED IN LIBER 1, PAGE 12 OF PLATS, WAYNE COUNTY RECORDS, INCLUDING THE 4 FOOT WIDE ALLEY ADJACENT TO SAID LOTS AND THE 1 FOOT STRIP OF LAND ADJACENT TO SAID ALLEY AND THAT PORTION OF WIGHT STREET LYING SOUTH OF AND ADJACENT TO SAID LOT 16, AND ALL OF LOTS 6 AND 7 OF THE SUBDIVISION OF A.T. McREYNOLD'S AS RECORDED IN LIBER 44, PAGE 225 OF DEEDS, WAYNE COUNTY RECORDS, INCLUDING THE LAND WITHIN THE EXTENSION OF SAID LOTS TO THE U.S. HARBOR LINE AT THE DETROIT RIVER, BEING MORE PARTICULARLY DESCRIBED AS :

COMMENCING AT THE SOUTHEAST CORNER OF PRIVATE CLAIM 678 AS RECORDED IN LIBER 51222, PAGE 723, WAYNE COUNTY RECORDS; THENCE S.41°14'51"W., 684.43 FEET TO THE POINT OF BEGINNING; THENCE S.59°44'37"E., 9.44 FEET; THENCE S.26°58'42"E., 426.42 FEET; THENCE S.43°21'25"W., 1655.06 FEET; THENCE S.48°57'23"W., 186.19 FEET; THENCE N.82°24'35"W., 135.51 FEET; THENCE N.27°22'06"W., 334.23 FEET; THENCE N.58°58'42"E., 44.75 FEET; THENCE N.27°12'21"W., 200.00 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF WIGHT STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N.58°58'42"E., 34.77 FEET TO A POINT BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND THE EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF MELDRUM STREET (49.38 FEET WIDE) ; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.27°12'21"W., 491.45 FEET TO A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE OF PUBLIC ALLEY, N.58°58'44"E., 106.68 FEET; THENCE N.27°12'21"W., 170.04 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF JEFFERSON AVENUE (120 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.58°58'44"E., 168.30 FEET; THENCE S.31°01'16"E., 47.00 FEET; THENCE N.58°58'44"E., 67.26 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 47.28 FEET, SAID CURVE HAVING A RADIUS OF 250.64 FEET, A CENTRAL ANGLE OF 10°48'29", AND A CHORD BEARING N.25°37'05"W., 47.21 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF JEFFERSON AVENUE; THENCE THE

FOLLOWING FIVE (5) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE:
(1)THENCE N.58°58'44"E., 872.17 FEET; (2)THENCE ALONG A TANGENT CURVE TO
THE RIGHT 90.18 FEET, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A
CENTRAL ANGLE OF 15°25'27", AND A CHORD BEARING N.66°41'29"E., 89.91 FEET;
(3)THENCE N.74°24'13"E., 166.30 FEET; (4) THENCE ALONG A TANGENT CURVE TO
THE LEFT 27.42 FEET, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL
ANGLE OF 04°18'13", AND A CHORD BEARING N.72°15'07"E., 27.41 FEET; (5) THENCE
N.70°06'07"E., 102.07 FEET; THENCE S.59°44'37"E., 323.48 FEET TO THE POINT OF
BEGINNING AND CONTAINING 41.987 ACRES.

Tax Parcel No. 15000009.



October 9, 2025

Alexa Bush, Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation District — W-Detroit LLC
Property Address: 6000 E Jefferson Parcel Numbers:
15000009.

Dear Ms. Bush:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District for the property located at 6000 E Jefferson in the East Riverfront area of the City of Detroit.

The rationale for creating Commercial Rehabilitation Districts under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The district as proposed by W-Detroit LLC consists of a one-story vacant repair shop, built in 1962 with 17,165 sq.ft. on 41.987 acres of land. The proposed project consists of constructing an WNBA facility that is approximately 74,875 gross square feet of office space, event space, locker and training rooms, and practice facility.

This area meets the criteria set forth under PA 210 of 2005, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Commercial rehabilitation district" or "district" means an area not less than 3 acres in size of a qualified local governmental unit established as provided in section 3. However, if the commercial rehabilitation district is located in a downtown or business area or contains a qualified retail food establishment as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size. The local government unit may establish by resolution a district that contains 1 or more parcels or tracts of land if at the time the resolution is adopted the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.

Commercial Rehabilitation District

W-Detroit LLC

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CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

A review of the project details and relevant statutes indicated that the proposed Commercial Rehabilitation District located at 6000 E Jefferson in the East Riverfront area of the City of Detroit is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



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FAX: 313•224•9400

Commercial Rehabilitation District
W-Detroit LLC

Parcel: 15000009.

Owner: City Of Detroit

Address: 6000 East Jefferson

Legal Description: S E JEFFERSON PT OF P C 18 19 573 & 678 LYING S OF JEFFERSON AVE (120 FT WD) INCL LOTS 12-3 EXTENDED TO THE U.S. HARBOR LINE AT THE DETROIT RIVER OF THE PLAT OF BEAUFAIT FARM L.30 P.3 WCR & LOT 6 & PT OF LOTS 4-5 EXTENDED TO U.S. HARBOR LINE AT THE DETROIT RIVER OF PLAT OF MELDRUM FARM L.4 P.87 WCR & LOTS 4-16 RUSSEL'S SUB OF BLK NO. 4 & 5 OF MELDRUM FARM L.I P.12 WCR INCL 4 FT ALLEY ADJ TO SD LOTS AND 1 FT STRIP ADJ TO SD ALLEY AND THAT POR OF WIGHT ST. LYING ADJ TO SD LOT 16 AND LOTS 6-7 OF THE SUB OF A.T MCREYNOLD'S 1.44 P.225 WCR INCL LAND WITHIN THE ENTENSION TO THE U.S. HARBOR LINE AT THE DETROIT RIVER; AS DESC COMM AT SE COR OF P C 678 TH S 41D 14M 51S W 684.43 FT TO POB; TH S 59D 44M 37S E 9.44 FT•, TH S26D 58M 42S E 426.42 ET; TH S 43D 21M 25S W 1655.06 ET; TH S 48D 57M 23S W 186.19 ET; TH N 82D 24M 35S W 135.51 ET; TH N 27D 22M 06S W 334.23 FT; TH 58D 58M 42S E 44.75 FT; TH N 27D 12M 21S W 200FT; TH N 58D 58M 42S 34.77 ET; TH 27D 12M 21S W 491.45 ET; TH N 58D 58M 44S E 106.68 ET; TH N 27D 12M 21S W 170.04 FT; TH N 58D 58M 44S E 168.30 ET; TH S 31D 01M 16S E 47 FT•, N 58D 58M 44S E 67.26 FT; TH ALONG A NON-TANGENT CURVE TO L 47.28 FT RAD 250.64 FT CENTRAL ANGLE IOD 48M 29S AND CHORD BEARING N 25D 37M 05S W 47.21 FT•, TH N 58D 58M 44S E 872.17 FT•, ALONG A TANGENT CURVE TO R 90.18 FT RAD 335 FT CENTRAL ANGLE 15D 25M 27S CHORD BEARING N 66D 41M 29S E 89.91 FT•, TH N 74D 24M 13S E 166.30 FT; TH ALONG TANGENT CURVE TO L 27.42 FT RAD 365 FT CENTRAL ANGLE 04D 18M 13S CHORD BEARING N 72D 15M 07E 27.41 FT; TH N 70D 06M 07S E 102.07 ET; TH S 59D 44M 37S E 323.48 FT TO POB 41.987 ACRES

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TO: Justus Cook, Housing and Revitalization
Alicea Aaron, Office of the City Clerk

FROM: Gregory Moots, Planning and Development Department

RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 6000 E. Jefferson St.

DATE: September 25, 2025

In order to ensure that establishment of a Commercial Rehabilitation District is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation. The petitioner is W-Detroit, LLC.

Location and Project Proposal: The site is the former Uniroyal site, located west of the Belle Isle bridge. The project seeking the incentives is the construction of new headquarters and training and practice facility for Women's National Basketball Association (WNBA) facility at property currently known as 6000 E. Jefferson Avenue and related site development.

Current Master Plan (MP) & Zoning: MP Classification: MRC (Mixed residential/commercial). Zoning: SD4 (Special Development District, Riverfront Mixed-Use District)

Master Plan Interpretation

The subject site area is designated MRC. Such "... areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city."

The proposed development conforms to the Future General Land Use characteristics of the area.