



October 23, 2025

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

Re: **The Brownfield Redevelopment Plan for 6000 East Jefferson Avenue – Former Uniroyal Site**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the 6000 East Jefferson Avenue – Former Uniroyal Site Redevelopment Project (the “Plan”) (Exhibit A) was submitted by the Detroit Brownfield Redevelopment Authority Board (the “DBRA”) and to the Community Advisory Committee (the “CAC”). The Plan was considered and reviewed by the CAC at its October 8, 2025 meeting and a public hearing was held by the DBRA on October 15, 2025 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated October 16, 2025 (Exhibit B), recommending approval of the Plan, including the excerpt of the minutes of the CAC meetings pertaining to the Plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council’s consideration.

On October 22, 2025, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Project Introduction

W-Detroit Property LLC, or its affiliate, is the project developer (“Developer”). The Developer will prepare the Property for redevelopment for use as an approximately 75,000 square foot multisport complex that is expected to include the headquarters and practice facility for the future Detroit Women’s National Basketball Association (WNBA) expansion franchise, an approximately 100,000 square foot youth development academy (YDA) to be owned and operated by a Michigan non-profit corporation, multiple outdoor and indoor athletic fields and facilities owned and operated by the YDA, and potential other compatible uses permitted under an agreement to be entered into between the City or the DBRA and the Developer.

The Developer will be the developer of the overall site and owner of the WNBA facility. The YDA is expected to be the owner and developer of the YDA facility and to construct the outdoor athletic fields and facilities. The YDA property and improvements are expected to be exempt from the payment of property taxes and therefore are not included in the estimate of tax increment revenues.

The land is currently owned in part by the City of Detroit in part by the DBRA. Developer intends to enter into a ground lease with the City of Detroit or the DBRA for a portion of the Property to facilitate construction

of the WNBA facility and other improvements. Developer or the YDA expects to enter into one or more additional ground leases with The City of Detroit or the DBRA for the YDA facility and other future uses of portions of the Property.

Development plans include an initial project phase to prepare a pad-ready site, which will include environmental remediation and site development. This initial site preparation phase is anticipated to start in 2026, with an expected substantial completion in 2027. Eligible Activities will be completed within approximately 5 years.

The total investment for the WNBA facility is estimated to be \$50 million. The Developer is requesting \$34,514,902.00 in TIF reimbursement.

There are approximately 291 temporary construction jobs, and 71 permanent full-time equivalent jobs related to the WNBA and an unknown number of additional jobs related to the YDA operations are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, located at 6000 East Jefferson Avenue, south of East Jefferson Avenue, north of the Detroit River, west of the MacArthur Bridge, and east of Meldrum Street and Mt. Elliott Park in the East Riverfront District.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a "facility", as defined by Part 201.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include considered "eligible activities" as defined by Section 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, lead and asbestos abatement, demolition, site preparation, infrastructure improvements, interest, and preparation and implementation of a brownfield plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	\$854,000.00
2. Due Care Planning Activities	\$178,500.00
3. Department Specific Activities	\$7,922,953.00
4. Demolition	\$175,000.00
5. Lead and Asbestos Survey and Abatement	\$50,000.00
6. Infrastructure Improvements	\$7,740,000.00
7. Site Preparation	\$10,994,000.00
8. Contingency (15%)	\$4,032,293.00

9. Interest	\$5,007,451.00
10. Brownfield Plan Preparation and Implementation	\$80,000.00
11. Reduction for Expected EGLE Grant & Settlement Funding	(\$2,519,295.00)
Total Reimbursement to Developer	\$34,514,902.00
12. Authority Administrative Costs	\$4,490,813.00
13. State Brownfield Redevelopment Fund	\$1,666,527.00
14. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$40,672,243.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer will be seeking additional incentives, which include approval of a Commercial Rehabilitation Act (PA 210) tax abatement.

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) October 28, 2025
City Council adoption of the Resolution (Exhibit D), setting the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for November 13, 2025 at a requested time of 10:20 AM.
- b.) November 13, 2025, requested time of 10:10 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) November 13, 2025, requested time of 10:20 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan.
- d.) November 18, 2025
City Council adoption of the Resolution approving the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- c City Clerk
Marcel Todd
Irvin Corley, Jr.
David Whitaker
Lakisha Barclift
Marcel Hurt
Keyontay Humphries

Honorable City Council

October 23, 2025

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Hassan Beydoun

Kevin Johnson

John George

Rico Razo

Derrick Headd

Brian Vosburg

Malik Washington

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
6000 EAST JEFFERSON AVENUE - FORMER
UNIROYAL SITE REDEVELOPMENT PROJECT

Prepared by:

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Corey J. Levin, Esq.
Honigman LLP
600 Woodward Avenue, St. 2290
Detroit, Michigan 48226
Phone: (313) 465-7308

Developer:

W-Detroit Property LLC or its affiliate
6201 Second Avenue
Detroit, Michigan 48202
Attn: Richard Haddad, Chief Operating Officer

October 17, 2025

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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ATTACHMENTS

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- D. Letters of Support
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- F. TIF Tables
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I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (this “Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of a developer or proposed use of the eligible property after the approval of this Plan by the governing body (as defined by Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all of the information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13(2)(h)) and the Project

The real property comprising the eligible property consists of one (1) tax parcel of land currently owned in part by the City of Detroit and in part by the DBRA, containing approximately 41.987 acres of land, commonly known as the former Uniroyal property. The parcel is a facility. The parcel and all tangible personal property located thereon, and all adjacent roads, alleys, and public rights-of-ways, will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in the East Riverfront District, south of East Jefferson Avenue, north of the Detroit River, west of the MacArthur Bridge, and east of Meldrum Street and Mt. Elliott Park.

Parcel information for the Property is outlined below:

Address	6000 E. Jefferson
Parcel ID	15000009.
Owners	City of Detroit and the City of Detroit Brownfield Redevelopment Authority
Legal Description	Attachment B provides the legal description for the Property.

W-Detroit Property, LLC, a Delaware limited liability company, or its affiliate(s) or permitted assigns (“Developer”) will prepare the Property for redevelopment for use as (i) an approximately 75,000 square foot multisport complex that is expected to include the headquarters and practice facility for the future Detroit Women’s National Basketball Association (“WNBA”) expansion franchise (“WNBA Facility”), (ii) an approximately 100,000 square foot youth development academy (“YDA Facility”) to be owned and operated by a Michigan non-profit corporation expected to be tax-exempt under Section 501(c)(3) of the Internal Revenue Code (“YDA”), (iii) multiple outdoor and indoor athletic fields and facilities owned and operated by the YDA, and (iv) potential other compatible uses permitted under an agreement to be entered into between the City and/or the DBRA and the Developer (collectively, the “Project”).

Developer will be the developer of the overall site and owner of the WNBA Facility. The YDA is expected to be the owner and developer of the YDA Facility and to construct the outdoor athletic fields and facilities. The YDA property and improvements are expected to be exempt from the payment of property taxes and therefore are not included in the estimate of tax increment revenues.

The land is currently owned in part by the City of Detroit in part by the DBRA. Developer intends to enter into a ground lease with the City of Detroit and/or the DBRA for a portion of the Property to facilitate construction of the WNBA Facility and other

improvements. Developer or the YDA expects to enter into one or more additional ground leases with the City of Detroit and/or the DBRA for the YDA Facility and other future uses of portions of the Property.

The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of this Plan. The actual development may vary from the project description provided herein (including, without limitation, any references to square footage or number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project (including but not limited to inadequate funding or delayed approvals for the YDA Facility) and/or are related to the addition or immaterial removal of amenities to the Project. Except as set forth in the preceding sentence, any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a more detailed description of the Project and Attachment D includes letters of support for the Project.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p))

The Property is considered “eligible property” as defined by Act 381, Section 2, because the Property (a) was previously utilized for commercial and industrial purposes; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be a facility as defined by Act 381.

The Property is determined to be a facility under Part 201 due to the presence of volatile organic compounds (“VOCs”), semi-volatile organic compounds (“SVOCs”), polychlorinated biphenyls (“PCBs”), polynuclear aromatics (“PNAs”), metals, and the potential presence of asbestos containing materials (“ACMs”) in soil or groundwater in concentrations exceeding the Part 201 generic cleanup criteria.

C. Summary of Eligible Activities and Description of Costs (Section 13(2)(a), (b))

The activities the Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities,” as defined by Section 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, lead and asbestos abatement, demolition, site preparation, infrastructure improvements, interest, and the implementation, development and preparation of a brownfield plan and/or Act 381 work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities

described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, the eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and shall be completed by December 31, 2032 (except as permitted pursuant to a ground lease or other agreement between the DBRA and Developer). The construction of the WNBA Facility shall be completed by December 31, 2032. Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared and/or executed in conjunction with or pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to a Reimbursement Agreement to be executed by the DBRA and Developer after approval of this Plan by the governing body (the "Reimbursement Agreement"). To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the Reimbursement Agreement.

In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(ggg) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund ("MSF") and the Michigan Department of Environment, Great Lakes, and Energy ("EGLE"), as may be required pursuant to Act 381, within 365 days after this Plan is approved by the governing body (or such other date as the DBRA may agree to in writing); or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other known and unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues generated from the Property and captured by the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The

Reimbursement Agreement and this Plan will dictate the total aggregate cost of eligible activities subject to payment or reimbursement, provided that the total aggregate cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the total estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body (including the portion thereof with respect to interest), to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan and this Plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues
(Section 13(2)(c)); Impact of Tax Increment Financing on Taxing
Jurisdictions (Section 13(2)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured pursuant to this Plan is attached as Attachment F. The capture figures included in Attachment F are estimates and are subject to change depending on actual assessed values, changes to annual millage rates, and the nature of additional improvements or other changes in the taxable value of the Property.¹

Tax increments are projected to be captured and applied to (i) the reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

<u>School Capture</u>	<u>Reimbursement Costs</u>		<u>State Brownfield Redevelopment Fund</u>	<u>Local Brownfield Revolving Fund</u>	<u>Totals</u>
	<u>and Interest (if applicable)</u>	<u>DBRA Admin. Costs</u>			
School Operating	\$ 13,047,829	\$ -	\$ -	\$ -	\$ 13,047,829
State Education	\$ 2,682,749	\$ -	\$ 1,666,527	\$ -	\$ 4,349,276
School Total	\$ 15,730,578	\$ -	\$ 1,666,527	\$ -	\$ 17,397,105
 <u>Local Capture</u>					
Wayne County Operating - Winter	\$ 449,447	\$ 107,450	\$ -	\$ -	\$ 556,898
Wayne County Parks - Winter	\$ 111,639	\$ 26,690	\$ -	\$ -	\$ 138,329
Wayne County Jail - Winter	\$ 427,973	\$ 102,316	\$ -	\$ -	\$ 530,289
Wayne County RESA	\$ 43,683	\$ 10,443	\$ -	\$ -	\$ 54,126
Wayne County RESA SP ED	\$ 1,529,268	\$ 365,606	\$ -	\$ -	\$ 1,894,873
Wayne County Special RESA ENH	\$ 904,309	\$ 216,195	\$ -	\$ -	\$ 1,120,504
General City Operating	\$ 9,090,947	\$ 2,173,395	\$ -	\$ -	\$ 11,264,342
Library	\$ 2,109,901	\$ 504,419	\$ -	\$ -	\$ 2,614,320
Wayne County Operating - Summer	\$ 2,552,236	\$ 610,169	\$ -	\$ -	\$ 3,162,405
Huron Clinton Metropolitan Authority (HCMA)	\$ 94,616	\$ 22,620	\$ -	\$ -	\$ 117,236
Wayne County Community College	\$ 1,470,305	\$ 351,509	\$ -	\$ -	\$ 1,821,814
Local Total	\$ 18,784,323	\$ 4,490,813	\$ -	\$ -	\$ 23,275,136
Total School and Local	\$ 34,514,901	\$ 4,490,813	\$ 1,666,527	\$ -	\$ 40,672,241

¹ The estimated amount of the annual administrative fee is estimated on Attachment F and will be determined pursuant to the Reimbursement Agreement.

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

School Debt	\$ 7,391,188
Bond Debt	\$ 2,274,212
DIA Tax	\$ 112,517
Zoo Tax	\$ 56,173
Total	\$ 9,834,090

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Note or Bond Indebtedness (Section 13(2)(e))

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless agreed upon in writing by the Developer, the DBRA, the applicable agency/department of the State of Michigan, and subject to any other approvals required by Act 381 and applicable law, the DBRA shall not incur any note or bonded indebtedness to finance the activities contemplated by this Plan.

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the MSF or EGLE does not approve the payment of interest on an eligible activity with School Taxes, interest shall not accrue or be paid under this Plan from School Taxes with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the applicable agency/department of the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan. For the avoidance of doubt, if the approved interest rate for interest on eligible activities described in this Plan (i.e. 5%)

would result in actual reimbursement to the Developer that would exceed the estimated total costs for reimbursement described in Attachment E (the “Maximum Reimbursement”); notwithstanding the approved interest rate for eligible activities in this Plan, the actual reimbursement to Developer for all eligible activities (including interest, provided that the maximum reimbursement for interest does not exceed the estimated maximum total shown in the “Interest Payable” column F on the “Eligible Interest Calculation” table included in Attachment F) shall under no circumstances exceed the Maximum Reimbursement (i.e. \$34,514,902.00).²

The Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is subsequently forgiven, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans that fund eligible activities contemplated by this Plan that the Developer is required to unconditionally repay shall be eligible for reimbursement under this Plan, subject to the Reimbursement Agreement.

It is expressly understood that the reimbursement to the Developer contemplated by this Plan is conditioned upon the Developer’s compliance with the terms of this Plan and the Reimbursement Agreement.

The portion of the Project containing the WNBA Facility contemplates that the Developer will obtain the approval of a tax abatement under the Commercial Rehabilitation Act, P.A. 210 of 2005 (“PA 210”), as amended, ending up to ten (10) years after completion of construction of the WNBA Facility. If a PA 210 abatement is approved for the WNBA Facility, this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to this Plan. The PA 210 abatement is included in the tax capture assumptions provided with this Plan in Attachment F. The estimated benefit to the property owner of the WNBA Facility from the requested PA 210 tax abatement is \$9,103,544 over the term of the PA 210 certificate, subject to future taxable values and tax rates. Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, and Specific Taxes that are considered Local Taxes, during the abatement period.

**F. Beginning Date of Capture and Duration of Tax Increment Revenues
(Section (13)(2)(f); Abolishment or Termination of a Plan**

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues for the Property shall occur in accordance with the tax increment financing (TIF) table attached as Attachment F, unless otherwise requested in advance by the Developer in writing to the DBRA in accordance with Act 381. In no event,

² It is estimated that there will not be sufficient tax increments to pay the entire amount of interest otherwise permitted. The portion of the Maximum Reimbursement that will be used to pay interest shall be subject to the Reimbursement Agreement and will depend upon the total amount of other Eligible Activity costs incurred under this Plan.

however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date authorized by Act 381. The base year is anticipated to be the 2025 tax year and the beginning date of the capture of tax increment revenues is anticipated to be the 2029 tax year (commencing with the summer 2029 property taxes).

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

**H. Displacement/Relocation of Individuals on Eligible Property
(Section 13(2)(i-1))**

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared during the Project, therefore there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Brownfield Revolving Fund (“LBRF”) (Section 8;
Section 13(2)(m))**

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. State Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

**K. Developer’s Obligations, Representations and Warrants
Section 13(2)(m))**

The Developer shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan (collectively, the “Environmental Documents”) pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been or will be performed on or prepared for the Property. Attached hereto as Attachment G is the City of Detroit’s Buildings, Safety Engineering, and Environmental Department’s acknowledgement of its receipt of the Environmental Documents.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer’s reasonable opportunity to cure as described in the Reimbursement Agreement.

ATTACHMENTS

ATTACHMENT A

Site Maps



Exhibit A
Former Uniroyal Site Redevelopment Project
Brownfield Redevelopment Plan



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

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 BEAUFAIT 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.

ATTACHMENT C

Project Description

The project consists of a multi-phased redevelopment of the approximately 42-acre former Uniroyal industrial riverfront site on E. Jefferson Avenue. The proposed development vision is to repurpose the site as a multisport complex that will include the future home of the recently awarded Detroit Women's National Basketball Association ("WNBA") expansion team's practice facility and team headquarters ("WNBA Facility") and a youth development academy ("YDA"). The complex will also feature outdoor athletic fields and facilities. Site planning is in process to determine optimal site usage, building and field layouts, and site features.

Development plans include an initial project phase to prepare a pad-ready site, which will include environmental remediation and site development. This initial site preparation phase is anticipated to start in 2026, with an expected substantial completion in 2027.

The second phase of development proposes the new construction of the WNBA Facility. The WNBA Facility construction is estimated to start in 2027 with expected completion in advance of the 2029 WNBA season. The YDA facility includes administrative offices, indoor sports facilities, as well as outdoor athletic fields and facilities within the second phase, with the construction commencement to be determined. The YDA facility is currently proposed to be located in the northwestern portion of the site and will provide Detroit youth with access to high-quality courts and multi-purpose facilities. In addition to the YDA Facility, the YDA will construct multiple outdoor athletic fields, related facilities for concessions and comfort, and surface parking to service the campus. The total surface parking spaces and parking locations will be determined through coordinated efforts between the Developer, YDA, and City of Detroit planning officials.

Additional improvements may be constructed on other portions of the Property in future years by taxable or tax-exempt entities in compliance with one or more ground leases or other agreements between the Developer and the DBRA and/or the City.

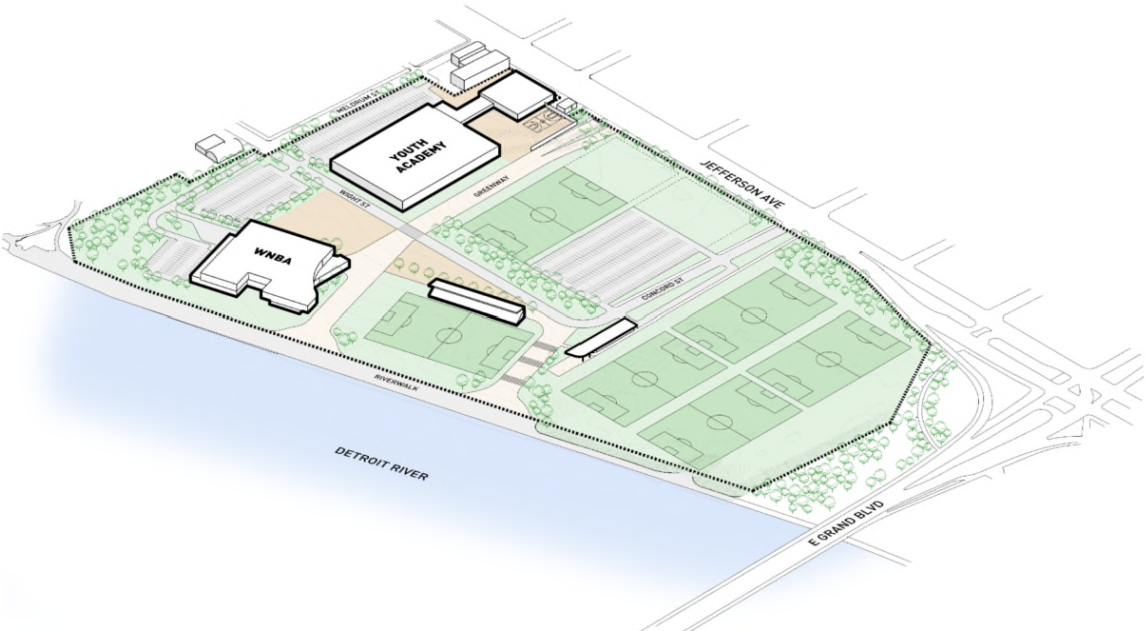
Total project investment for the WNBA Facility, including soft costs, is expected to be in excess of \$50,000,000. The project investment amount for the YDA facility, which is not expected to generate tax increment revenues due to its expected exemption from real and personal property taxes, has not yet been determined. Site preparation and development costs, and their allocation to the WNBA Facility, are being determined. The project is expected to generate approximately 71 permanent full-time equivalent jobs related to the WNBA and an unknown number of additional jobs related to the YDA operations. An estimated 291 construction jobs are expected to be created at the Property during site and project development for both facilities.

The campus is intended to serve as a national model for the advancement of youth and women's sports, providing and expanding access to essential recreational amenities and public programming for Detroit residents. The project will also serve as a regional youth athletics hub, supporting economic development goals and public health, youth development, and recreation.

Developer intends to pursue a property tax abatement under the Act 210 Commercial Rehabilitation Act program for the WNBA Facility. If approved, the abatement will reduce the property tax obligations of the Property for the periods applicable under the abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

Below is a preliminary proposal for site programming. The plan is preliminary in nature and subject to change pending further project planning and review and approval by the City.

Preliminary site programming



ATTACHMENT D

Letters of Support

See attached.

Exhibit A
Former Uniroyal Site Redevelopment Project
Brownfield Redevelopment Plan



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Cynthia Ford
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Larry McLaughlin
Faye Alexander Nelson
Rev. V. Lonnie Peek, Jr.
Nettie Seabrooks
Rodney Stokes

September 22, 2025

To: Detroit Brownfield Redevelopment Authority:

On behalf of the Detroit Riverfront Conservancy, I write to express our enthusiastic support for the proposed WNBA redevelopment project at the former Uniroyal Site, a transformative initiative led by Tom Gores and the WNBA Detroit ownership group. This project represents a bold and visionary investment in Detroit's future—one that will revitalize a long-blighted and environmentally challenged site, expand access to youth sports, and elevate women's professional athletics in our city.

It would also serve as a stunning complement to the East Riverwalk Promenade that we celebrated opening in late 2023. The promenade not only completes our vision for the 3.5-mile East Riverfront, but it also connects two popular waterfront parks and provides pedestrian access to Belle Isle.

We look forward to collaborating with project leaders to identify connections with the riverfront and potentially a new greenway on the East Side. These connections will enhance the already strong connectivity for residents and visitors alike to the many amenities a revitalized riverfront offers.

This project will provide even further opportunities for recreation and dynamic public use. The proposed WNBA practice facility and Youth Development Academy will directly address the citywide shortage of fields and facilities for Detroit's youth. It will provide year-round training, mentorship, and off-season development across multiple sports, while offering underserved teams a home base for practice and competition.

The redevelopment plan is not only about sports, it's about equity, access, and pride. By expanding opportunities for younger students (K–8), supporting schools of all types, and enabling Detroit to host regional youth tournaments, the project will ensure that no child is left behind due to lack of infrastructure. The inclusive programming and riverfront access will welcome families and transform the site into a place of growth and opportunity.

This initiative also aligns with Detroit's broader goals for economic development and community investment. It will turn a challenging site into a source of pride and progress for Detroiters.

The return of the WNBA to Detroit is a powerful statement. As WNBA Commissioner Cathy Engelbert noted, Detroit embodies the passion, perseverance, and power of sport to drive change. This is more than a sports team, it is a commitment to community, empowerment, and legacy. It is a catalyst for jobs, youth development, and civic pride. It reflects the best of Detroit's spirit and the promise of what we can achieve together.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Sullivan".

Ryan Sullivan
President & CEO



September 22, 2025

To: Detroit Brownfield Redevelopment Authority

On behalf of the Boys and Girls Club of Southeast Michigan, I write to express our enthusiastic support for the proposed WNBA redevelopment project at the former Uniroyal Site, a transformative initiative led by Tom Gores the WNBA Detroit ownership group. This project represents a bold and visionary investment in Detroit's future; one that will revitalize a long-blighted and environmentally challenged site, expand access to youth sports, and elevate women's professional athletics in our city.

The proposed WNBA practice facility and Youth Development Academy will directly address the citywide shortage of fields and facilities for Detroit's youth. It will provide year-round training, mentorship, and off-season development across multiple sports, while offering underserved teams a home base for practice and competition.

The redevelopment plan is not only about sports, but also about equity, access, and pride. By expanding opportunities for younger students (K-8), supporting schools of all types, and enabling Detroit to host regional youth tournaments, the project will ensure that no child is left behind due to lack of infrastructure.

The inclusive programming and riverfront access will welcome families and transform the site into a place of growth and opportunity. This initiative also aligns with Detroit's broader goals for economic development and community investment. It will turn a challenging site into a source of pride and progress for Detroiters.

The return of the WNBA to Detroit is a powerful statement. As WNBA Commissioner Cathy Engelbert noted, Detroit embodies the passion, perseverance, and power of sport to drive change. This is about more than a sports team—it is a commitment to community, empowerment, and legacy. It is a catalyst for jobs, youth development, and civic pride. It reflects the best of Detroit's spirit and the promise of what we can achieve together.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shawn H. Wilson".

Shawn H. Wilson, President & CEO
Boys & Girls Clubs of Southeastern Michigan

BOYS & GIRLS CLUBS OF SOUTHEASTERN MICHIGAN
16500 Tireman Ave. Detroit, MI, 48228
WWW.BGCSM.ORG



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

September 22, 2025

To: Detroit Brownfield Redevelopment Authority

On behalf of the Detroit Riverfront Conservancy, I write to express our enthusiastic support for the proposed WNBA redevelopment project at the former Uniroyal Site, a transformative initiative led by Tom Gores and the WNBA Detroit ownership group. This project represents a bold and visionary investment in Detroit's future—an investment that can advance youth development, equity, and sustainable revitalization in Detroit.

The YMCA's connection to basketball runs deep. Born in 1891 at the YMCA of Springfield by Dr. James Naismith, it began as a simple indoor game to keep youth active and engaged. Its journey from a local pastime to a global phenomenon mirrors the YMCA's own mission of fostering connection, growth, and community for all through movement and purpose.

Here in Detroit, that legacy has been lived out for generations. The YMCA has long been a proving ground for young athletes, a place where neighborhood leagues were born, and where countless Detroiters first laced up their sneakers to discover a love of the game. In many ways, the heartbeat of Detroit basketball—the grit, the teamwork, the passion—has pulsed through YMCA gyms. Basketball in Detroit isn't just played; it is lived, woven into the culture and spirit of the city.

To now see basketball—and women's professional basketball in particular—serve as a catalyst for Detroit's next chapter of revitalization deeply aligns with that heritage. The proposed WNBA practice facility and Youth Development Academy will help close a long-standing gap in quality athletic spaces for Detroit youth. It will provide year-round training, mentorship, and off-season development across multiple sports, while offering underserved teams a stable and welcoming home for practice and competition.

The redevelopment plan is not only about sports—it's about equity, access, and pride. By expanding opportunities for younger students (K–8), supporting schools of all types, and enabling Detroit to host regional youth tournaments, the project will ensure that no child is left behind due to lack of infrastructure. The inclusive programming and riverfront access will welcome families and transform the site into a place of growth and opportunity.

This initiative also aligns with Detroit's broader goals for economic development and community investment. It will turn a challenging site into a source of pride and progress for Detroiters.

YMCA OF METROPOLITAN DETROIT
1401 Broadway, Suite 3A, Detroit, Michigan 48226
P 313 267 5300 F 313 267 5330 www.ymcadetroit.org



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

The return of the WNBA to Detroit is a powerful statement. As WNBA Commissioner Cathy Engelbert noted, Detroit embodies the passion, perseverance, and power of sport to drive change. This is about more than a sports team—it is a commitment to community, empowerment, and legacy. It is a catalyst for jobs, youth development, and civic pride. It reflects the best of Detroit's spirit and the promise of what we can achieve together.

Sincerely,

Parrish Underwood
President/CEO
YMCA of Metropolitan Detroit
ymcadetroit.org



September 25, 2025

To: Detroit Brownfield Redevelopment Authority,

On behalf of Henry Ford Health, I write to express our enthusiastic support for the proposed WNBA redevelopment project at the former Uniroyal Site, a transformative initiative led by Tom Gores the WNBA Detroit ownership group. This project represents a bold and visionary investment in Detroit's future—one that will revitalize a long-blighted and environmentally challenged site, expand access to youth sports, and elevate women's professional athletics in our city.

The proposed WNBA practice facility and Youth Development Academy will directly address the citywide shortage of fields and facilities for Detroit's youth. It will provide year-round training, mentorship, and off-season development across multiple sports, while offering underserved teams a home base for practice and competition.

The redevelopment plan is not only about sports—it's about equity, access, and pride. By expanding opportunities for younger students (K-8), supporting schools of all types, and enabling Detroit to host regional youth tournaments, the project will ensure that no child is left behind due to lack of infrastructure. The inclusive programming and riverfront access will welcome families and transform the site into a place of growth and opportunity.

This initiative also aligns with Detroit's broader goals for economic development and community investment. It will turn a challenging site into a source of pride and progress for Detroiters.

The return of the WNBA to Detroit is a powerful statement. As WNBA Commissioner Cathy Engelbert noted, Detroit embodies the passion, perseverance, and power of sport to drive change. This is about more than a sports team—it is a commitment to community, empowerment, and legacy. It is a catalyst for jobs, youth development, and civic pride. It reflects the best of Detroit's spirit and the promise of what we can achieve together.

Sincerely,

Denise Brooks-Williams

Denise Brooks-Williams, FACHE
Executive Vice President &
Chief Operating Officer
Henry Ford Health



September 26, 2025

To: Detroit Brownfield Redevelopment Authority

I am writing to express my full support for the proposed Youth Sports Academy and WNBA Redevelopment Project at the former Uniroyal Site. This visionary initiative represents a transformative investment in the future of Detroit — one that combines youth development, and community revitalization in a powerful and inclusive way.

This project will help bridge gaps in equity, providing both physical infrastructure and accessible programming for K–8 students, their families, and the wider community.

I understand the development team is seeking approval for a Brownfield Plan and tax abatements, both of which are critical to the project's financial feasibility. These tools will enable the developer to reinvest in a historically underutilized stretch of our beautiful riverfront, turning it into a vibrant hub of opportunity and connection.

This project is about far more than a sports. It is about legacy — building infrastructure that empowers our youth, strengthens local schools of all types, creates access, and enhances civic pride. It reflects Detroit's values: resilience, equity, and collaboration. Most importantly, it ensures that our children are supported beyond the school building and in alternative spaces where they grow, learn, and thrive.

This initiative also aligns with Detroit's broader goals for economic development, community investment, and inclusive growth. Turning this long-vacant site into a center of opportunity will be a source of pride for all Detroiters.

As someone deeply committed to the success of our youth, I am proud to support this visionary project. Individually, we may not be able to do it all — but together, we can always do more.

Sincerely,

A handwritten signature in blue ink that reads 'Renee Fluker'.

Ms. Renee Fluker
Founder & CEO
College Career & Beyond | Midnight Golf Program



Franklin-Wright Settlements, Inc.

3360 Charlevoix Avenue
Detroit, MI 48207-3298
Phone: (313) 579-1000 Fax: (313) 579-0001

President & CEO
Monique D. Marks, LMSW

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Jordan Spencer

Lauren Spencer

Yvonne Young

October 3, 2025

To: Detroit Brownfield Redevelopment Authority

On behalf of Franklin Wright Settlements, Inc., I write to express support for the proposed WNBA redevelopment project at the former Uniroyal Site, a transformative opportunity led by Tom Gores and the WNBA Detroit ownership group.

This project represents a bold and visionary investment in Detroit's future—one that will revitalize a long-blighted and environmentally challenged site, expand access to youth sports, and elevate women's professional athletics in our city.

This project will extend the beauty of the Detroit riverfront further east, complementing Ralph C. Wilson Centennial Park, and will provide even greater opportunities for recreation and dynamic public use.

Importantly, this initiative will also serve as a catalyst for economic activity in the surrounding neighborhood. By drawing families, athletes, and fans to the riverfront, the development could significantly increase foot traffic, creating new opportunities for local businesses to thrive. Restaurants, retail shops, and service providers will benefit from the steady influx of visitors, helping to drive revenue in the area.

The redevelopment plan is not only about sports—it's about equity, access, and pride. By expanding opportunities for younger students (K-8), supporting schools of all types, and enabling Detroit to host regional youth tournaments, the project will ensure that no child is left behind due to lack of infrastructure. The inclusive programming and riverfront access will welcome families and transform the site into a place of growth and opportunity.

This initiative aligns with the type of community investment Detroiters want to see. It will turn a challenging site into a source of pride and progress for Detroiters—socially, culturally, and economically.

Sincerely,



Help the child. Preserve the family. Strengthen the community.

October 6, 2025

To: Detroit Brownfield Redevelopment Authority

On behalf of Brix Wine, I am writing to share my support for the proposed WNBA redevelopment project at the former Uniroyal Site, led by Tom Gores and the WNBA Detroit ownership group. This initiative represents a forward-thinking investment in Detroit's continued growth that honors our city's resilience while creating new opportunities for its people.

The transformation of this long-vacant and environmentally burdened property into a vibrant hub of activity reflects both vision and commitment. It will expand access to youth sports, uplift women's professional athletics, and contribute to a healthier, more dynamic Detroit.

Extending the beauty of our riverfront further east, this project will complement the Ralph C. Wilson Centennial Park and create even more ways for residents and visitors to engage with the waterfront. The addition of recreational spaces and public amenities will strengthen the connection between community and city life.

Just as important, this redevelopment will generate meaningful economic momentum for surrounding neighborhoods. The increased activity around the riverfront, families attending games, athletes training, and fans gathering, will bring energy and opportunity to local businesses. Restaurants, shops, and service providers will all benefit from a renewed sense of vibrancy and foot traffic in the area.

Beyond athletics, this project carries a deeper purpose of equity, access, and community pride. By opening new doors for youth development, supporting schools, and offering space for local tournaments, it will ensure that opportunities are available to every child, regardless of background or circumstance. The inclusive programming and open riverfront access will make the space a symbol of connection and progress.

This is exactly the kind of investment Detroit needs, one that brings people together, revitalizes our landscape, and celebrates the spirit of the city. The WNBA redevelopment project will not only reshape a historic site but also reaffirm what Detroit stands for: strength, community, and growth.

Sincerely,
Mikiah Dargin

Brix Wine

1588 Franklin Street, Detroit, MI 48207

October 6, 2025

To:

Detroit Brownfield Redevelopment Authority

Re: Support for the WNBA Detroit Redevelopment Project at the Former Uniroyal Site

Dear Members of the Board,

As a native Detroit entrepreneur, community developer, and owner of IVY Kitchen + Cocktails and Antidote Detroit both located in the East Jefferson corridor; additionally, I live in the E. Jefferson corridor. I write to express my strong support for the proposed WNBA redevelopment project at the former Uniroyal Site.

This project represents a bold and visionary investment in Detroit's future. It will transform a long-blighted, environmentally challenged site into a world-class mixed-use destination that celebrates women's professional sports while advancing equity, access, and opportunity for Detroit residents.

The development will beautifully extend the Detroit riverfront, complementing the Ralph C. Wilson Centennial Park and providing more inclusive access to recreation, youth programming, and outdoor activity. As a local business owner serving Detroit residents, visitors, and families daily, I know firsthand how catalytic this project will be for the entire E. Jefferson corridor including Indian, West and East Village communities and nearby neighborhoods and small businesses. Increased foot traffic, youth sports programming, and event-driven visitors will directly benefit restaurants, retail, and service providers along East Jefferson and beyond.

Beyond its economic impact, this project sends an important message about what progress looks like for Detroit it's about representation, inclusion, and the creation of shared spaces where families and future athletes can grow, connect, and be inspired.

The WNBA Detroit initiative embodies the kind of intentional, community-driven redevelopment that builds both pride and prosperity. I wholeheartedly support its approval and look forward to seeing the positive transformation it brings to our city.

Sincerely,

Nya Marshall

Nya Marshall

Owner, IVY Kitchen + Cocktails | Antidote Detroit

Founder & CEO, Diomo Development

East Jefferson Corridor Business Owner & Resident

9201 E. Jefferson Ave.

Detroit, MI 48214



October 6, 2025

To: Detroit Brownfield Redevelopment Authority

On behalf of **Alkebu-lan Village**, I am honored to express our strong support for the **WNBA redevelopment project at the former Uniroyal Site**, a visionary effort led by **Tom Gores and the WNBA Detroit ownership group**. This initiative resonates deeply with our *3M Triad of Mental, Moral, and Martial* development—a philosophy that uses martial arts and other forms of athletics as a medium to strengthen the mind, shape character, and discipline the body. Sports provide a powerful way to reach children where they are, helping them build confidence, teamwork, and self-control while developing the focus and perseverance needed to succeed both on and off the mat/field/court. By transforming a long-neglected space into a vibrant center for recreation, education, and pride, this project will provide Detroit's youth with opportunities that nourish the whole person mentally, morally, and martially.

Beyond its physical transformation of the riverfront, this redevelopment represents an investment in people, equity, and community. Expanding access to youth sports and connecting neighborhoods to the Detroit Riverwalk will inspire belonging and hope while strengthening families across the city. The project's inclusive design—welcoming all students and schools—ensures that no child is excluded from the benefits of growth and guidance that come through structured play. It is precisely this type of forward-thinking partnership that reflects Detroit's enduring spirit of resilience, rebirth and self-determination, and Alkebu-lan Village stands proudly in support of this effort to cultivate the next generation of strong, balanced, and purpose-driven leaders.

Sincerely,

Gregory McKenzie, Jr.
Deputy CEO



Michigan Regional Council of Carpenters • U.B.C.J.A.

October 3, 2025

To: Detroit Brownfield Redevelopment Authority

I am proud to voice the strong support of the Michigan Regional Council of Carpenters and Millwrights for the proposed WNBA redevelopment project at the former Uniroyal site—a visionary undertaking led by Tom Gores and the WNBA Detroit ownership group.

The MRCC represents more than 14,000 union carpenters, millwrights, floor coverers, and other construction professionals across the state. Our members are committed to building a stronger, more dynamic Michigan—one project at a time. We believe this redevelopment represents precisely the kind of forward-thinking investment that Detroit needs and deserves.

Revitalizing the Uniroyal site offers a transformational opportunity to breathe new life into a long-blighted and environmentally distressed part of the city. More than just a sports facility, this project will become a vibrant community hub, bringing new life to the Detroit riverfront and serving as a catalyst for broader neighborhood economic development.

By attracting families, athletes, and fans to the area, this project will generate increased foot traffic that supports local businesses, restaurants, shops, and service providers, helping to boost the local economy and create new job opportunities. For skilled trades workers, this project will also bring good-paying, union jobs and set a high standard for inclusive, community-driven development in Detroit.

Importantly, the MRCC recognizes the power of this initiative to create meaningful social impact. From expanding access to youth sports and programming for K–8 students to making Detroit a destination for regional youth tournaments, the project demonstrates a strong commitment to creating opportunities for everyone who lives and works in, and visits Detroit. Its emphasis on supporting all types of schools and welcoming families to the waterfront ensures that no child is left behind due to a lack of safe, accessible infrastructure.

This initiative aligns with the values of our union and the priorities of Detroiters. It represents progress not only in terms of construction and commerce, but also in how we build community pride, create opportunity, and uplift women's professional athletics in our city.

We commend the leadership behind this effort and look forward to working together to help bring this inspiring vision to life. It will turn a challenging site into a source of pride and progress for Detroiters—socially, culturally, and economically.

Sincerely,

Tom Lutz

Executive Secretary-Treasurer



October 8, 2025

To Detroit Brownfield Redevelopment Authority

On behalf of CRED Café, located at 6340 E. Jefferson Avenue in Detroit, I write to express strong support for the proposed WNBA redevelopment project at the former Uniroyal site, a transformative initiative led by Tom Gores and the WNBA Detroit ownership group.

CRED Café is proudly owned and operated by the Crawford family of Detroit. Former NBA players Jordan and Joe Crawford, together with their younger brother Jalen, a former college basketball player and parents Sylvia and Joe Sr, purchased the vacant and blighted building on Jefferson in 2017 encouraged by Sylvia, a former communications strategist for the City of Detroit's Planning and Development Department. With family funds and the support of a Motor City Match grant, the family began redeveloping the property and officially opened CRED Café in 2023.

While raising their three sons in Detroit, the Crawfords relied on youth sports and recreation programs to keep them safe, engaged, and inspired. These productive environments nurtured their talents and encouraged academic and athletic success. Their experience with community sports instilled lifelong values of discipline, teamwork, and perseverance, helping each of their sons become college student-athletes and, ultimately, two to achieve professional basketball careers.

The family's journey reflects the power of community investment and accessible youth programming, the same values at the heart of this WNBA redevelopment proposal. This project promises to further bolster economic growth in the surrounding neighborhood by drawing families, athletes, and fans to the riverfront, significantly increasing foot traffic and creating new opportunities for local businesses like ours to thrive. Restaurants, retail shops, and service providers will all benefit from the steady influx of visitors, strengthening the economic vitality of the Rivertown district and beyond.

The Crawford family is proud to be a well-known Detroit sports family that has long relied on community sports and recreation programs to guide and uplift youth. Through hosting youth sports camps and sports career development programs, they've aspired to inspire the next generation of Detroit athletes. Their sons' paths, from neighborhood gyms to the NBA and international careers, and now to business ownership and helping to revitalize Detroit's Rivertown District, are a testament to the impact of investing in young people and their communities. In short, youth development leads to community and economic development.

Residents of Rivertown, and indeed across Detroit and the State of Michigan, have embraced and appreciated our presence and commitment to this area. The kind of development proposed by

Tom Gores and the WNBA ownership group is intensely needed, and both residents and business owners who serve this district deserve an investment of this deeply transformative and positive nature.

We enthusiastically support this project and look forward to the youth, community, and economic development it is certain to bring to Detroit.

Sincerely,

Sylvia Crawford

CRED Café

[6340 E. Jefferson Ave.](#)

[Detroit, MI 48207](#)



October 13, 2025

To: Detroit Brownfield Redevelopment Authority

Dear Members of the Authority,

I am writing to express my strong and enthusiastic support for the proposed WNBA redevelopment project at the former Uniroyal site. As both a Harbortown resident and the CEO of Eastside Community Network, I recognize the tremendous value this initiative holds for our neighborhood, our district, and the City of Detroit as a whole.

This transformative project represents much more than the redevelopment of a long-blighted and environmentally challenged parcel. It is a bold, forward-looking investment in Detroit's present and future—one that will revitalize a critical stretch of our riverfront, expand equitable access to youth sports and recreation, and elevate the visibility and impact of women's professional athletics in our city.

The proposed redevelopment offers direct and lasting benefits to surrounding neighborhoods. By intentionally activating the riverfront with accessible recreational spaces, enhancing public areas, and extending the reach of the Detroit Riverwalk, the project will reconnect nearby residents, especially families and young people with an essential part of our city's landscape. These improvements will promote community health, cohesion, and pride.

What distinguishes this project is its deep commitment to equity and inclusion. Through the development of modern sports facilities and inclusive youth programming, it will create expanded opportunities for students across Detroit, including those in K-8 schools of all types. The ability to host regional youth tournaments will further energize our communities while ensuring that no child is excluded due to limited infrastructure or access.

This initiative is not just about sports—it is a powerful social and cultural investment. It reflects the core values Detroiters hold dear: opportunity, equity, resilience, and collective progress. Redeveloping this long-underutilized site into a vibrant hub of activity and connection will stand as a symbol of what is possible when public and private partners collaborate with a shared vision.

I strongly urge the Detroit Brownfield Redevelopment Authority to support this catalytic project. It promises to be a national model for inclusive and community-centered redevelopment, and a source of lasting pride for Detroiters.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna Givens Davidson', written in a cursive style.

Donna Givens Davidson

President and CEO

ATTACHMENT E

Estimated Cost of Eligible Activities Table

EGLE/Environmental Eligible Activities	Cost	Completion Year
Exempt Activities		
1. Assessment Activities	\$854,000	2026
2. Due Care Planning Activities	<u>\$178,500</u>	2027
Subtotal Exempt Activities	<u>\$1,032,500</u>	
Department-Specific Activities		
3. Vapor Mitigation System	\$1,531,500	2028
4. Barriers, Liners, Gasketing	\$1,855,536	2030
5. Contaminated Soil Transport and Disposal	\$2,277,467	2030
6. Contaminated Water Management	\$1,531,150	2031
7. Demolition Response Activities (ACM Abatement)	\$50,000	2027
8. Oversight, Sampling and Reporting	\$677,300	2032
Subtotal EGLE Department-Specific Activities	<u>\$7,922,953</u>	
9. Contingency (15%) not including Exempt Activities	\$1,188,443	
10. Brownfield Plan and/or Work Plan Preparation (50%)	\$15,000	2031
11. Brownfield Plan and/or Work Plan Implementation (50%)	\$25,000	2032
Subtotal EGLE/Environmental Eligible Activities	<u>\$10,183,396</u>	
Reduction for Expected EGLE Funding (grant and otherwise)	<u>(\$2,519,295)</u>	
Subtotal	<u>\$7,664,601</u>	
Interest on EGLE/Environmental Eligible Activities	\$1,300,692	
Total EGLE/Environmental Eligible Activities	<u>\$8,965,293</u>	

MSF Non-Environmental Eligible Activities	Cost	Completion Year
1. Demolition and removal and disposal of buried debris	\$175,000	2027
2. Lead and Asbestos Survey and Abatement	\$50,000	2027
3. Infrastructure Improvements, including storm water management features, pedestrian paths, and right of way improvements including potential traffic and pedestrian improvements	\$7,740,000	2028
4. Site Preparation including cut and fill, disposal of buried debris and otherwise unsuitable soils, and incremental cost of specialized foundations	<u>\$10,994,000</u>	2029
Subtotal MSF/Non-Environmental Eligible Activities	<u>\$18,959,000</u>	
5. Contingency (15%)	\$2,843,850	
6. Brownfield Plan and/or Work Plan Preparation (50%)	\$15,000	2031
7. Brownfield Plan and/or Work Plan Implementation (50%)	\$25,000	2032
Subtotal MSF/Non-Environmental Eligible Activities	<u>\$21,842,850</u>	
Interest on MSF/Non-Environmental Eligible Activities	<u>\$ 3,706,759</u>	
Total MSF/Non-Environmental Eligible Activities	<u>\$25,549,609</u>	

Total Eligible Activities Costs for Developer	<u>\$34,514,902</u>
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Other Costs	
DBRA Administrative Costs	\$4,490,813
Local Brownfield Revolving Fund	\$0
State Brownfield Fund	<u>\$1,666,527</u>
Total Estimated Costs to be Funded Through TIF*	<u>\$40,672,243+</u>

*Does not include eligible costs in excess of projected revenues in Attachment F. +Rounded

ATTACHMENT F

TIF Tables

See attached.

Uniroyal Site
Reimbursement Schedule

Developer Maximum Reimbursement	Proportionality	School Taxes	Local Taxes	Total
State	45.6%	\$ 15,730,579	\$ -	\$ 15,730,579
Local	54.4%	\$ -	\$ 18,784,323	\$ 18,784,323
TOTAL	100.0%	\$ 15,730,579	\$ 18,784,323	\$ 34,514,902
EGLE	26.0%	\$ 4,086,039	\$ 4,879,254	\$ 8,965,293
MSF	74.0%	\$ 11,644,539	\$ 13,905,070	\$ 25,549,609

Estimated Total Years of Plan: 30

Estimated Capture	
Administrative Fees	\$ 4,490,813
State Brownfield Redevelopment Fund	\$ 1,666,527
Local Brownfield Revolving Fund	\$ -

	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13
	Capture Year	0	0	0	0	1	2	3	4	5	6	7	8	9	10
	Abatement Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total State Incremental Revenue	\$	-	\$ -	\$ -	\$ -	\$ 365,674	\$ 376,644	\$ 387,944	\$ 399,582	\$ 411,570	\$ 423,917	\$ 436,634	\$ 449,733	\$ 463,225	\$ 477,122
State Brownfield Redevelopment Fund (50% of SET)	\$	-	\$ -	\$ -	\$ -	\$ (45,709)	\$ (47,081)	\$ (48,493)	\$ (49,948)	\$ (51,446)	\$ (52,990)	\$ (54,579)	\$ (56,217)	\$ (57,903)	\$ (59,640)
State TIR Available for Reimbursement	\$	-	\$ -	\$ -	\$ -	\$ 319,965	\$ 329,564	\$ 339,451	\$ 349,634	\$ 360,123	\$ 370,927	\$ 382,055	\$ 393,517	\$ 405,322	\$ 417,482
Total Local Incremental Revenue	\$	-	\$ -	\$ -	\$ -	\$ 124,076	\$ 127,798	\$ 131,632	\$ 135,581	\$ 139,648	\$ 143,838	\$ 148,153	\$ 152,598	\$ 157,176	\$ 161,891
DBRA Administrative Fee*	\$	-	\$ -	\$ -	\$ -	\$ (73,463)	\$ (75,666)	\$ (77,936)	\$ (80,274)	\$ (82,683)	\$ (85,163)	\$ (87,718)	\$ (90,350)	\$ (93,060)	\$ (95,852)
Local TIR Available for Reimbursement	\$	-	\$ -	\$ -	\$ -	\$ 50,613	\$ 52,132	\$ 53,696	\$ 55,307	\$ 56,966	\$ 58,675	\$ 60,435	\$ 62,248	\$ 64,115	\$ 66,039
Total State & Local TIR Available	\$	-	\$ -	\$ -	\$ -	\$ 370,578	\$ 381,696	\$ 393,146	\$ 404,941	\$ 417,089	\$ 429,602	\$ 442,490	\$ 455,765	\$ 469,437	\$ 483,521

DEVELOPER	Beginning Balance	0	1	2	3	4	5	6	7	8	9	10	11	12	13
DEVELOPER Reimbursement Balance	\$ 34,514,902	\$ 34,514,902	\$ 34,514,902	\$ 34,514,902	\$ 34,514,902	\$ 34,144,324	\$ 33,762,628	\$ 33,369,482	\$ 32,964,541	\$ 32,547,452	\$ 32,117,850	\$ 31,675,360	\$ 31,219,595	\$ 30,750,158	\$ 30,266,637

MSF Non-Environmental Costs	0	1	2	3	4	5	6	7	8	9	10	11	12	13	
MSF Non-Environmental Costs	\$ 25,549,609	\$ 25,549,609	\$ 25,549,609	\$ 25,549,609	\$ 25,549,609	\$ 25,549,609	\$ 25,275,289	\$ 24,992,739	\$ 24,701,713	\$ 24,401,956	\$ 24,093,206	\$ 23,775,194	\$ 23,447,642	\$ 23,110,263	\$ 22,762,762
State Tax Reimbursement	\$ 11,644,539	\$ -	\$ -	\$ -	\$ -	\$ 236,854	\$ 243,959	\$ 251,278	\$ 258,816	\$ 266,581	\$ 274,578	\$ 282,816	\$ 291,300	\$ 300,039	\$ 309,040
Local Tax Reimbursement	\$ 13,905,070	\$ -	\$ -	\$ -	\$ -	\$ 37,466	\$ 38,590	\$ 39,748	\$ 40,941	\$ 42,169	\$ 43,434	\$ 44,737	\$ 46,079	\$ 47,461	\$ 48,885
Total MSF Reimbursement Balance	\$ 25,549,609	\$ 25,549,609	\$ 25,549,609	\$ 25,549,609	\$ 25,549,609	\$ 25,275,289	\$ 24,992,739	\$ 24,701,713	\$ 24,401,956	\$ 24,093,206	\$ 23,775,194	\$ 23,447,642	\$ 23,110,263	\$ 22,762,762	\$ 22,404,837

EGLE Environmental Costs	0	1	2	3	4	5	6	7	8	9	10	11	12	13	
EGLE Environmental Costs	\$ 8,965,293	\$ 8,965,293	\$ 8,965,293	\$ 8,965,293	\$ 8,965,293	\$ 8,965,293	\$ 8,869,035	\$ 8,769,889	\$ 8,667,769	\$ 8,562,585	\$ 8,454,245	\$ 8,342,656	\$ 8,227,718	\$ 8,109,333	\$ 7,987,396
State Tax Reimbursement	\$ 4,086,039	\$ -	\$ -	\$ -	\$ -	\$ 83,111	\$ 85,605	\$ 88,173	\$ 90,818	\$ 93,543	\$ 96,349	\$ 99,239	\$ 102,216	\$ 105,283	\$ 108,441
Local Tax Reimbursement	\$ 4,879,254	\$ -	\$ -	\$ -	\$ -	\$ 13,147	\$ 13,541	\$ 13,948	\$ 14,366	\$ 14,797	\$ 15,241	\$ 15,698	\$ 16,169	\$ 16,654	\$ 17,154
Total EGLE Reimbursement Balance	\$ 8,965,293	\$ 8,965,293	\$ 8,965,293	\$ 8,965,293	\$ 8,965,293	\$ 8,869,035	\$ 8,769,889	\$ 8,667,769	\$ 8,562,585	\$ 8,454,245	\$ 8,342,656	\$ 8,227,718	\$ 8,109,333	\$ 7,987,396	\$ 7,861,801

Local Only Costs	0	1	2	3	4	5	6	7	8	9	10	11	12	13	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$	-	\$ -	\$ -	\$ -	\$ 370,578	\$ 381,696	\$ 393,146	\$ 404,941	\$ 417,089	\$ 429,602	\$ 442,490	\$ 455,765	\$ 469,437	\$ 483,521
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LOCAL BROWNFIELD REVOLVING FUND															
LBRF Deposit	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* DBRA Admin Fee is the Lesser of 15% of Total Capture or Local Capture Available with a Limit of \$125,000 Per Year Escalating at CPI

Uniroyal Site
Reimbursement Schedule

	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total State Incremental Revenue	\$ 491,436	\$ 506,179	\$ 521,364	\$ 537,005	\$ 553,115	\$ 569,709	\$ 586,800	\$ 604,404	\$ 622,536	\$ 641,212	\$ 660,448	\$ 680,262	\$ 700,670	\$ 721,690	\$ 743,340
State Brownfield Redevelopment Fund (50% of SET)	\$ (61,429)	\$ (63,272)	\$ (65,171)	\$ (67,126)	\$ (69,139)	\$ (71,214)	\$ (73,350)	\$ (75,550)	\$ (77,817)	\$ (80,152)	\$ (82,556)	\$ (85,033)	\$ (87,584)	\$ (90,211)	\$ (92,918)
State TIR Available for Reimbursement	\$ 430,006	\$ 442,906	\$ 456,194	\$ 469,879	\$ 483,976	\$ 498,495	\$ 513,450	\$ 528,853	\$ 544,719	\$ 561,061	\$ 577,892	\$ 595,229	\$ 613,086	\$ 631,479	\$ 650,423
Total Local Incremental Revenue	\$ 166,748	\$ 863,404	\$ 889,306	\$ 915,985	\$ 943,465	\$ 971,769	\$ 1,000,922	\$ 1,030,949	\$ 1,061,878	\$ 1,093,734	\$ 1,126,546	\$ 1,160,342	\$ 1,195,153	\$ 1,231,007	\$ 1,267,938
DBRA Administrative Fee*	\$ (98,727)	\$ (155,422)	\$ (158,530)	\$ (161,701)	\$ (164,935)	\$ (168,234)	\$ (171,598)	\$ (175,030)	\$ (178,531)	\$ (182,101)	\$ (185,743)	\$ (189,458)	\$ (193,247)	\$ (197,112)	\$ (201,055)
Local TIR Available for Reimbursement	\$ 68,020	\$ 707,982	\$ 730,776	\$ 754,284	\$ 778,530	\$ 803,535	\$ 829,323	\$ 855,919	\$ 883,347	\$ 911,633	\$ 940,803	\$ 970,884	\$ 1,001,905	\$ 1,033,895	\$ 1,066,883
Total State & Local TIR Available	\$ 498,026	\$ 1,150,888	\$ 1,186,969	\$ 1,224,164	\$ 1,262,506	\$ 1,302,030	\$ 1,342,773	\$ 1,384,772	\$ 1,428,066	\$ 1,472,693	\$ 1,518,695	\$ 1,566,113	\$ 1,614,991	\$ 1,665,373	\$ 1,717,306

DEVELOPER															
DEVELOPER Reimbursement Balance	\$ 29,768,611	\$ 28,617,723	\$ 27,430,754	\$ 26,206,590	\$ 24,944,085	\$ 23,642,055	\$ 22,299,281	\$ 20,914,509	\$ 19,486,443	\$ 18,013,750	\$ 16,495,055	\$ 14,928,941	\$ 13,313,950	\$ 11,648,577	\$ 9,931,271

MSF Non-Environmental Costs															
MSF Non-Environmental Costs	\$ 22,404,837	\$ 22,036,174	\$ 21,184,230	\$ 20,305,578	\$ 19,399,392	\$ 18,464,824	\$ 17,500,998	\$ 16,507,012	\$ 15,481,936	\$ 14,424,813	\$ 13,334,654	\$ 12,210,442	\$ 11,051,128	\$ 9,855,633	\$ 8,622,843
State Tax Reimbursement	\$ 318,311	\$ 327,861	\$ 337,697	\$ 347,828	\$ 358,262	\$ 369,010	\$ 380,081	\$ 391,483	\$ 403,227	\$ 415,324	\$ 427,784	\$ 440,618	\$ 453,836	\$ 467,451	\$ 481,475
Local Tax Reimbursement	\$ 50,352	\$ 524,083	\$ 540,956	\$ 558,358	\$ 576,306	\$ 594,816	\$ 613,906	\$ 633,593	\$ 653,896	\$ 674,835	\$ 696,428	\$ 718,696	\$ 741,659	\$ 765,339	\$ 789,759
Total MSF Reimbursement Balance	\$ 22,036,174	\$ 21,184,230	\$ 20,305,578	\$ 19,399,392	\$ 18,464,824	\$ 17,500,998	\$ 16,507,012	\$ 15,481,936	\$ 14,424,813	\$ 13,334,654	\$ 12,210,442	\$ 11,051,128	\$ 9,855,633	\$ 8,622,843	\$ 7,351,610

EGLE Environmental Costs															
EGLE Environmental Costs	\$ 7,861,801	\$ 7,732,438	\$ 7,433,493	\$ 7,125,176	\$ 6,807,198	\$ 6,479,260	\$ 6,141,056	\$ 5,792,269	\$ 5,432,572	\$ 5,061,630	\$ 4,679,096	\$ 4,284,613	\$ 3,877,813	\$ 3,458,317	\$ 3,025,734
State Tax Reimbursement	\$ 111,695	\$ 115,046	\$ 118,497	\$ 122,052	\$ 125,713	\$ 129,485	\$ 133,369	\$ 137,370	\$ 141,491	\$ 145,736	\$ 150,108	\$ 154,612	\$ 159,250	\$ 164,027	\$ 168,948
Local Tax Reimbursement	\$ 17,668	\$ 183,899	\$ 189,820	\$ 195,926	\$ 202,224	\$ 208,719	\$ 215,418	\$ 222,326	\$ 229,451	\$ 236,798	\$ 244,375	\$ 252,188	\$ 260,246	\$ 268,556	\$ 277,124
Total EGLE Reimbursement Balance	\$ 7,732,438	\$ 7,433,493	\$ 7,125,176	\$ 6,807,198	\$ 6,479,260	\$ 6,141,056	\$ 5,792,269	\$ 5,432,572	\$ 5,061,630	\$ 4,679,096	\$ 4,284,613	\$ 3,877,813	\$ 3,458,317	\$ 3,025,734	\$ 2,579,661

Local Only Costs															
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 498,026	\$ 1,150,888	\$ 1,186,969	\$ 1,224,164	\$ 1,262,506	\$ 1,302,030	\$ 1,342,773	\$ 1,384,772	\$ 1,428,066	\$ 1,472,693	\$ 1,518,695	\$ 1,566,113	\$ 1,614,991	\$ 1,665,373	\$ 1,717,306
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LOCAL BROWNFIELD REVOLVING FUND															
LBRF Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* DBRA Admin Fee is the Lesser of 15% of Total Capt

Uniroyal Site
Reimbursement Schedule

	29	30	31	32	33	
	26	27	28	29	30	
	0	0	0	0	0	
	2054	2055	2056	2057	2058	TOTAL
Total State Incremental Revenue	\$ 765,641	\$ 788,610	\$ 812,268	\$ 836,636	\$ 861,735	\$ 17,397,105
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,666,527)
State TIR Available for Reimbursement	\$ 765,641	\$ 788,610	\$ 812,268	\$ 836,636	\$ 861,735	\$ 15,730,578
Total Local Incremental Revenue	\$ 1,305,976	\$ 1,345,155	\$ 1,385,510	\$ 1,427,075	\$ 1,469,887	\$ 23,275,136
DBRA Administrative Fee*	\$ (205,076)	\$ (209,177)	\$ (213,361)	\$ (217,628)	\$ (221,981)	\$ (4,490,813)
Local TIR Available for Reimbursement	\$ 1,100,900	\$ 1,135,978	\$ 1,172,149	\$ 1,209,447	\$ 1,247,907	\$ 18,784,323
Total State & Local TIR Available	\$ 1,866,541	\$ 1,924,588	\$ 1,984,417	\$ 2,046,083	\$ 2,109,642	\$ 34,514,901
DEVELOPER						
DEVELOPER Reimbursement Balance	\$ 8,064,730	\$ 6,140,143	\$ 4,155,726	\$ 2,109,643	\$ 1	

MSF Non-Environmental Costs	\$ 7,351,610	\$ 5,969,906	\$ 4,545,232	\$ 3,076,270	\$ 1,561,660	
State Tax Reimbursement	\$ 566,764	\$ 583,767	\$ 601,280	\$ 619,319	\$ 637,898	\$ 11,644,539
Local Tax Reimbursement	\$ 814,940	\$ 840,906	\$ 867,682	\$ 895,291	\$ 683,813	\$ 13,665,122
Total MSF Reimbursement Balance	\$ 5,969,906	\$ 4,545,232	\$ 3,076,270	\$ 1,561,660	\$ 239,948	
EGL Environmental Costs	\$ 2,579,661	\$ 2,094,825	\$ 1,594,911	\$ 1,079,455	\$ 547,983	
State Tax Reimbursement	\$ 198,876	\$ 204,843	\$ 210,988	\$ 217,317	\$ 223,837	\$ 4,086,039
Local Tax Reimbursement	\$ 285,960	\$ 295,072	\$ 304,467	\$ 314,155	\$ 324,145	\$ 4,879,254
Total EGL Environmental Costs	\$ 2,094,825	\$ 1,594,911	\$ 1,079,455	\$ 547,983	\$ 0	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 1,866,541	\$ 1,924,588	\$ 1,984,417	\$ 2,046,083	\$ 2,109,642	\$ 34,514,901
LOCAL BROWNFIELD REVOLVING FUND						
LBRF Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* DBRA Admin Fee is the Lesser of 15% of Total Capt

Uniroyal Site

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: 3.00%		PA 210													
Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	
Capture Year	0	0	0	0	1	2	3	4	5	6	7	8	9	10	
Abatement Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ -	\$ -	\$ -	\$ 2,942,582	\$ 15,236,428	\$ 15,693,520	\$ 16,164,326	\$ 16,649,256	\$ 17,148,733	\$ 17,663,195	\$ 18,193,091	\$ 18,738,884	\$ 19,301,051	\$ 19,880,082	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ 2,942,582	\$ 15,236,428	\$ 15,693,520	\$ 16,164,326	\$ 16,649,256	\$ 17,148,733	\$ 17,663,195	\$ 18,193,091	\$ 18,738,884	\$ 19,301,051	\$ 19,880,082	
School Capture	Millage Rate														
School Operating	18.0000	\$ -	\$ -	\$ -	\$ -	\$ 274,256	\$ 282,483	\$ 290,958	\$ 299,687	\$ 308,677	\$ 317,938	\$ 327,476	\$ 337,300	\$ 347,419	\$ 357,841
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ 91,419	\$ 94,161	\$ 96,986	\$ 99,896	\$ 102,892	\$ 105,979	\$ 109,159	\$ 112,433	\$ 115,806	\$ 119,280
School Total	24.0000	\$ -	\$ -	\$ -	\$ -	\$ 365,674	\$ 376,644	\$ 387,944	\$ 399,582	\$ 411,570	\$ 423,917	\$ 436,634	\$ 449,733	\$ 463,225	\$ 477,122
Local Capture	Millage Rate														
Wayne County Operating - Winter	0.9795	\$ -	\$ -	\$ -	\$ -	\$ 2,969	\$ 3,058	\$ 3,150	\$ 3,244	\$ 3,341	\$ 3,442	\$ 3,545	\$ 3,651	\$ 3,761	\$ 3,874
Wayne County Parks - Winter	0.2433	\$ -	\$ -	\$ -	\$ -	\$ 737	\$ 760	\$ 782	\$ 806	\$ 830	\$ 855	\$ 881	\$ 907	\$ 934	\$ 962
Wayne County Jail - Winter	0.9327	\$ -	\$ -	\$ -	\$ -	\$ 2,827	\$ 2,912	\$ 2,999	\$ 3,089	\$ 3,182	\$ 3,277	\$ 3,375	\$ 3,477	\$ 3,581	\$ 3,688
Wayne County RESA	0.0952	\$ -	\$ -	\$ -	\$ -	\$ 289	\$ 297	\$ 306	\$ 315	\$ 325	\$ 334	\$ 345	\$ 355	\$ 366	\$ 376
Wayne County RESA SP ED	3.3328	\$ -	\$ -	\$ -	\$ -	\$ 10,101	\$ 10,404	\$ 10,716	\$ 11,038	\$ 11,369	\$ 11,710	\$ 12,061	\$ 12,423	\$ 12,796	\$ 13,180
Wayne County Special RESA ENH	1.9708	\$ -	\$ -	\$ -	\$ -	\$ 5,973	\$ 6,152	\$ 6,337	\$ 6,527	\$ 6,723	\$ 6,925	\$ 7,132	\$ 7,346	\$ 7,567	\$ 7,794
General City Operating	19.8123	\$ -	\$ -	\$ -	\$ -	\$ 60,048	\$ 61,850	\$ 63,705	\$ 65,616	\$ 67,585	\$ 69,612	\$ 71,701	\$ 73,852	\$ 76,067	\$ 78,349
Library	4.5982	\$ -	\$ -	\$ -	\$ -	\$ 13,936	\$ 14,355	\$ 14,785	\$ 15,229	\$ 15,686	\$ 16,156	\$ 16,641	\$ 17,140	\$ 17,654	\$ 18,184
Wayne County Operating - Summer	5.5622	\$ -	\$ -	\$ -	\$ -	\$ 16,858	\$ 17,364	\$ 17,885	\$ 18,421	\$ 18,974	\$ 19,543	\$ 20,130	\$ 20,734	\$ 21,356	\$ 21,996
Huron Clinton Metropolitan Authority (HCMA)	0.2062	\$ -	\$ -	\$ -	\$ -	\$ 625	\$ 644	\$ 663	\$ 683	\$ 703	\$ 725	\$ 746	\$ 769	\$ 792	\$ 815
Wayne County Community College	3.2043	\$ -	\$ -	\$ -	\$ -	\$ 9,712	\$ 10,003	\$ 10,303	\$ 10,612	\$ 10,931	\$ 11,259	\$ 11,596	\$ 11,944	\$ 12,303	\$ 12,672
Local Total	40.9375	\$ -	\$ -	\$ -	\$ -	\$ 124,076	\$ 127,798	\$ 131,632	\$ 135,581	\$ 139,648	\$ 143,838	\$ 148,153	\$ 152,598	\$ 157,176	\$ 161,891
Non-Capturable Millages	Millage Rate														
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ 39,401	\$ 40,583	\$ 41,801	\$ 43,055	\$ 44,346	\$ 45,677	\$ 47,047	\$ 48,458	\$ 49,912	\$ 51,410
Bond Debt	4.0000	\$ -	\$ -	\$ -	\$ -	\$ 12,123	\$ 12,487	\$ 12,862	\$ 13,248	\$ 13,645	\$ 14,054	\$ 14,476	\$ 14,910	\$ 15,358	\$ 15,818
DIA Tax	0.1979	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 618	\$ 636	\$ 655	\$ 675	\$ 695	\$ 716	\$ 738	\$ 760	\$ 783
Zoo Tax	0.0988	\$ -	\$ -	\$ -	\$ -	\$ 299	\$ 308	\$ 318	\$ 327	\$ 337	\$ 347	\$ 358	\$ 368	\$ 379	\$ 391
Total Non-Capturable Taxes	17.2967	\$ -	\$ -	\$ -	\$ -	\$ 52,424	\$ 53,997	\$ 55,616	\$ 57,285	\$ 59,004	\$ 60,774	\$ 62,597	\$ 64,475	\$ 66,409	\$ 68,401
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ -	\$ -	\$ 489,750	\$ 504,443	\$ 519,576	\$ 535,163	\$ 551,218	\$ 567,755	\$ 584,787	\$ 602,331	\$ 620,401	\$ 639,013

Uniroyal Site

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate:

3.00%

	Plan Year	14	15	16	17	18	19	20	21	22	23	24	25	26	27
	Capture Year	11	12	13	14	15	16	17	18	19	20	21	22	23	24
	Abatement Year	14	0	0	0	0	0	0	0	0	0	0	0	0	0
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	20,476,485	\$ 21,090,779	\$ 21,723,502	\$ 22,375,208	\$ 23,046,464	\$ 23,737,858	\$ 24,449,993	\$ 25,183,493	\$ 25,938,998	\$ 26,717,168	\$ 27,518,683	\$ 28,344,243	\$ 29,194,571	\$ 30,070,408
Incremental Difference (New TV - Base TV)	\$	20,476,485	\$ 21,090,779	\$ 21,723,502	\$ 22,375,208	\$ 23,046,464	\$ 23,737,858	\$ 24,449,993	\$ 25,183,493	\$ 25,938,998	\$ 26,717,168	\$ 27,518,683	\$ 28,344,243	\$ 29,194,571	\$ 30,070,408
School Capture	Millage Rate														
School Operating	18.0000	\$ 368,577	\$ 379,634	\$ 391,023	\$ 402,754	\$ 414,836	\$ 427,281	\$ 440,100	\$ 453,303	\$ 466,902	\$ 480,909	\$ 495,336	\$ 510,196	\$ 525,502	\$ 541,267
State Education	6.0000	\$ 122,859	\$ 126,545	\$ 130,341	\$ 134,251	\$ 138,279	\$ 142,427	\$ 146,700	\$ 151,101	\$ 155,634	\$ 160,303	\$ 165,112	\$ 170,065	\$ 175,167	\$ 180,422
School Total	24.0000	\$ 491,436	\$ 506,179	\$ 521,364	\$ 537,005	\$ 553,115	\$ 569,709	\$ 586,800	\$ 604,404	\$ 622,536	\$ 641,212	\$ 660,448	\$ 680,262	\$ 700,670	\$ 721,690
Local Capture	Millage Rate														
Wayne County Operating - Winter	0.9795	\$ 3,990	\$ 20,658	\$ 21,278	\$ 21,917	\$ 22,574	\$ 23,251	\$ 23,949	\$ 24,667	\$ 25,407	\$ 26,169	\$ 26,955	\$ 27,763	\$ 28,596	\$ 29,454
Wayne County Parks - Winter	0.2433	\$ 991	\$ 5,131	\$ 5,285	\$ 5,444	\$ 5,607	\$ 5,775	\$ 5,949	\$ 6,127	\$ 6,311	\$ 6,500	\$ 6,695	\$ 6,896	\$ 7,103	\$ 7,316
Wayne County Jail - Winter	0.9327	\$ 3,799	\$ 19,671	\$ 20,262	\$ 20,869	\$ 21,495	\$ 22,140	\$ 22,805	\$ 23,489	\$ 24,193	\$ 24,919	\$ 25,667	\$ 26,437	\$ 27,230	\$ 28,047
Wayne County RESA	0.0952	\$ 388	\$ 2,008	\$ 2,068	\$ 2,130	\$ 2,194	\$ 2,260	\$ 2,328	\$ 2,397	\$ 2,469	\$ 2,543	\$ 2,620	\$ 2,698	\$ 2,779	\$ 2,863
Wayne County RESA SP ED	3.3328	\$ 13,575	\$ 70,291	\$ 72,400	\$ 74,572	\$ 76,809	\$ 79,114	\$ 81,487	\$ 83,932	\$ 86,449	\$ 89,043	\$ 91,714	\$ 94,466	\$ 97,300	\$ 100,219
Wayne County Special RESA ENH	1.9708	\$ 8,028	\$ 41,566	\$ 42,813	\$ 44,097	\$ 45,420	\$ 46,783	\$ 48,186	\$ 49,632	\$ 51,121	\$ 52,654	\$ 54,234	\$ 55,861	\$ 57,537	\$ 59,263
General City Operating	19.8123	\$ 80,700	\$ 417,857	\$ 430,393	\$ 443,304	\$ 456,603	\$ 470,302	\$ 484,411	\$ 498,943	\$ 513,911	\$ 529,329	\$ 545,208	\$ 561,565	\$ 578,412	\$ 595,764
Library	4.5982	\$ 18,729	\$ 96,980	\$ 99,889	\$ 102,886	\$ 105,972	\$ 109,151	\$ 112,426	\$ 115,799	\$ 119,273	\$ 122,851	\$ 126,536	\$ 130,333	\$ 134,242	\$ 138,270
Wayne County Operating - Summer	5.5622	\$ 22,656	\$ 117,311	\$ 120,830	\$ 124,455	\$ 128,189	\$ 132,035	\$ 135,996	\$ 140,076	\$ 144,278	\$ 148,606	\$ 153,064	\$ 157,656	\$ 162,386	\$ 167,258
Huron Clinton Metropolitan Authority (HCMA)	0.2062	\$ 840	\$ 4,349	\$ 4,479	\$ 4,614	\$ 4,752	\$ 4,895	\$ 5,042	\$ 5,193	\$ 5,349	\$ 5,509	\$ 5,674	\$ 5,845	\$ 6,020	\$ 6,201
Wayne County Community College	3.2043	\$ 13,052	\$ 67,581	\$ 69,609	\$ 71,697	\$ 73,848	\$ 76,063	\$ 78,345	\$ 80,695	\$ 83,116	\$ 85,610	\$ 88,178	\$ 90,823	\$ 93,548	\$ 96,355
Local Total	40.9375	\$ 166,748	\$ 863,404	\$ 889,306	\$ 915,985	\$ 943,465	\$ 971,769	\$ 1,000,922	\$ 1,030,949	\$ 1,061,878	\$ 1,093,734	\$ 1,126,546	\$ 1,160,342	\$ 1,195,153	\$ 1,231,007
Non-Capturable Millages	Millage Rate														
School Debt	13.0000	\$ 52,952	\$ 274,180	\$ 282,406	\$ 290,878	\$ 299,604	\$ 308,592	\$ 317,850	\$ 327,385	\$ 337,207	\$ 347,323	\$ 357,743	\$ 368,475	\$ 379,529	\$ 390,915
Bond Debt	4.0000	\$ 16,293	\$ 84,363	\$ 86,894	\$ 89,501	\$ 92,186	\$ 94,951	\$ 97,800	\$ 100,734	\$ 103,756	\$ 106,869	\$ 110,075	\$ 113,377	\$ 116,778	\$ 120,282
DIA Tax	0.1979	\$ 806	\$ 4,174	\$ 4,299	\$ 4,428	\$ 4,561	\$ 4,698	\$ 4,839	\$ 4,984	\$ 5,133	\$ 5,287	\$ 5,446	\$ 5,609	\$ 5,778	\$ 5,951
Zoo Tax	0.0988	\$ 402	\$ 2,084	\$ 2,146	\$ 2,211	\$ 2,277	\$ 2,345	\$ 2,416	\$ 2,488	\$ 2,563	\$ 2,640	\$ 2,719	\$ 2,800	\$ 2,884	\$ 2,971
Total Non-Capturable Taxes	17.2967	\$ 70,453	\$ 364,801	\$ 375,745	\$ 387,017	\$ 398,628	\$ 410,587	\$ 422,904	\$ 435,591	\$ 448,659	\$ 462,119	\$ 475,982	\$ 490,262	\$ 504,970	\$ 520,119
Total Tax Increment Revenue (TIR) Available for Capture	\$	658,183	\$ 1,369,582	\$ 1,410,670	\$ 1,452,990	\$ 1,496,580	\$ 1,541,477	\$ 1,587,721	\$ 1,635,353	\$ 1,684,414	\$ 1,734,946	\$ 1,786,994	\$ 1,840,604	\$ 1,895,822	\$ 1,952,697

Uniroyal Site

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate: 3.00%

Plan Year	28	29	30	31	32	33	TOTAL	
Capture Year	25	26	27	28	29	30	TOTAL	
Abatement Year	0	0	0	0	0	0	TOTAL	
Calendar Year	2053	2054	2055	2056	2057	2058		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 30,972,520	\$ 31,901,696	\$ 32,858,747	\$ 33,844,509	\$ 34,859,844	\$ 35,905,640	\$ -	
Incremental Difference (New TV - Base TV)	\$ 30,972,520	\$ 31,901,696	\$ 32,858,747	\$ 33,844,509	\$ 34,859,844	\$ 35,905,640	\$ -	
School Capture								
Millage Rate								
School Operating	18.0000	\$ 557,505	\$ 574,231	\$ 591,457	\$ 609,201	\$ 627,477	\$ 646,302	\$ 13,047,829
State Education	6.0000	\$ 185,835	\$ 191,410	\$ 197,152	\$ 203,067	\$ 209,159	\$ 215,434	\$ 4,349,276
School Total	24.0000	\$ 743,340	\$ 765,641	\$ 788,610	\$ 812,268	\$ 836,636	\$ 861,735	\$ 17,397,105
Local Capture								
Millage Rate								
Wayne County Operating - Winter	0.9795	\$ 30,338	\$ 31,248	\$ 32,185	\$ 33,151	\$ 34,145	\$ 35,170	\$ 556,898
Wayne County Parks - Winter	0.2433	\$ 7,536	\$ 7,762	\$ 7,995	\$ 8,234	\$ 8,481	\$ 8,736	\$ 138,329
Wayne County Jail - Winter	0.9327	\$ 28,888	\$ 29,755	\$ 30,647	\$ 31,567	\$ 32,514	\$ 33,489	\$ 530,289
Wayne County RESA	0.0952	\$ 2,949	\$ 3,037	\$ 3,128	\$ 3,222	\$ 3,319	\$ 3,418	\$ 54,126
Wayne County RESA SP ED	3.3328	\$ 103,225	\$ 106,322	\$ 109,512	\$ 112,797	\$ 116,181	\$ 119,666	\$ 1,894,873
Wayne County Special RESA ENH	1.9708	\$ 61,041	\$ 62,872	\$ 64,758	\$ 66,701	\$ 68,702	\$ 70,763	\$ 1,120,504
General City Operating	19.8123	\$ 613,637	\$ 632,046	\$ 651,007	\$ 670,538	\$ 690,654	\$ 711,373	\$ 11,264,342
Library	4.5982	\$ 142,418	\$ 146,690	\$ 151,091	\$ 155,624	\$ 160,293	\$ 165,101	\$ 2,614,320
Wayne County Operating - Summer	5.5622	\$ 172,275	\$ 177,444	\$ 182,767	\$ 188,250	\$ 193,897	\$ 199,714	\$ 3,162,405
Huron Clinton Metropolitan Authority (HCMA)	0.2062	\$ 6,387	\$ 6,578	\$ 6,775	\$ 6,979	\$ 7,188	\$ 7,404	\$ 117,236
Wayne County Community College	3.2043	\$ 99,245	\$ 102,223	\$ 105,289	\$ 108,448	\$ 111,701	\$ 115,052	\$ 1,821,814
Local Total	40.9375	\$ 1,267,938	\$ 1,305,976	\$ 1,345,155	\$ 1,385,510	\$ 1,427,075	\$ 1,469,887	\$ 23,275,136
Non-Capturable Millages								
Millage Rate								
School Debt	13.0000	\$ 402,643	\$ 414,722	\$ 427,164	\$ 439,979	\$ 453,178	\$ 466,773	\$ 7,391,188
Bond Debt	4.0000	\$ 123,890	\$ 127,607	\$ 131,435	\$ 135,378	\$ 139,439	\$ 143,623	\$ 2,274,212
DIA Tax	0.1979	\$ 6,129	\$ 6,313	\$ 6,503	\$ 6,698	\$ 6,899	\$ 7,106	\$ 112,517
Zoo Tax	0.0988	\$ 3,060	\$ 3,152	\$ 3,246	\$ 3,344	\$ 3,444	\$ 3,547	\$ 56,173
Total Non-Capturable Taxes	17.2967	\$ 535,722	\$ 551,794	\$ 568,348	\$ 585,398	\$ 602,960	\$ 621,049	\$ 9,834,090
Total Tax Increment Revenue (TIR) Available for Capture	\$ 2,011,278	\$ 2,071,616	\$ 2,133,765	\$ 2,197,778	\$ 2,263,711	\$ 2,331,622	\$ 40,672,241	

Uniroyal Site - WNBA Facility

Eligible Interest Calculation

Assumptions	
Item	Amount
TIF Begin	2029
TIF Duration	30
TIF End	2058
Interest Rate	5.00%
PA 210 Interest Rate Ratio	49.50%
PA 210 Interest Rate	2.47%
PA 210 End Year	2039
Site Eligible Activities	\$ 29,507,451
Eligible Interest	\$ 20,046,833
Total Eligible Activities	\$ 49,554,284
TIF Reimbursement	\$ 34,514,901
Net Eligible Activities Unreimbursed	\$ 15,039,382

Based on projected TIF captures with and without abatement

Year	Plan Year	A WNBA TIF Reimbursement	B = J (Prior Year) BOP Site Eligible Activities Outstanding	C = I (Prior Year) BOP Eligible Interest Outstanding	D = -MIN(A, B) Principal Repayment	E Interest Rate	F = B * E Interest Payable	G = -MIN(A+D, C+F) Interest Payment	H = F + G Interest Accrued	I = C + G + H EOP Eligible Interest Outstanding	J = B + D EOP Site Eligible Activities Outstanding
2028	0	\$ -	\$ 29,507,451	\$ -	\$ -	2.47%	\$ 730,294	\$ -	\$ 730,294	\$ 730,294	\$ 29,507,451
2029	1	\$ 370,578	\$ 29,507,451	\$ 730,294	\$ (370,578)	2.47%	\$ 730,294	\$ -	\$ 730,294	\$ 1,460,587	\$ 29,136,873
2030	2	\$ 381,696	\$ 29,136,873	\$ 1,460,587	\$ (381,696)	2.47%	\$ 721,122	\$ -	\$ 721,122	\$ 2,181,709	\$ 28,755,177
2031	3	\$ 393,146	\$ 28,755,177	\$ 2,181,709	\$ (393,146)	2.47%	\$ 711,675	\$ -	\$ 711,675	\$ 2,893,384	\$ 28,362,031
2032	4	\$ 404,941	\$ 28,362,031	\$ 2,893,384	\$ (404,941)	2.47%	\$ 701,945	\$ -	\$ 701,945	\$ 3,595,329	\$ 27,957,090
2033	5	\$ 417,089	\$ 27,957,090	\$ 3,595,329	\$ (417,089)	2.47%	\$ 691,923	\$ -	\$ 691,923	\$ 4,287,252	\$ 27,540,001
2034	6	\$ 429,602	\$ 27,540,001	\$ 4,287,252	\$ (429,602)	2.47%	\$ 681,600	\$ -	\$ 681,600	\$ 4,968,853	\$ 27,110,399
2035	7	\$ 442,490	\$ 27,110,399	\$ 4,968,853	\$ (442,490)	2.47%	\$ 670,968	\$ -	\$ 670,968	\$ 5,639,820	\$ 26,667,909
2036	8	\$ 455,765	\$ 26,667,909	\$ 5,639,820	\$ (455,765)	2.47%	\$ 660,016	\$ -	\$ 660,016	\$ 6,299,837	\$ 26,212,144
2037	9	\$ 469,437	\$ 26,212,144	\$ 6,299,837	\$ (469,437)	2.47%	\$ 648,737	\$ -	\$ 648,737	\$ 6,948,573	\$ 25,742,707
2038	10	\$ 483,521	\$ 25,742,707	\$ 6,948,573	\$ (483,521)	2.47%	\$ 637,118	\$ -	\$ 637,118	\$ 7,585,692	\$ 25,259,186
2039	11	\$ 498,026	\$ 25,259,186	\$ 7,585,692	\$ (498,026)	2.47%	\$ 625,151	\$ -	\$ 625,151	\$ 8,210,843	\$ 24,761,160
2040	12	\$ 1,150,888	\$ 24,761,160	\$ 8,210,843	\$ (1,150,888)	5.00%	\$ 1,238,058	\$ -	\$ 1,238,058	\$ 9,448,901	\$ 23,610,272
2041	13	\$ 1,186,969	\$ 23,610,272	\$ 9,448,901	\$ (1,186,969)	5.00%	\$ 1,180,514	\$ -	\$ 1,180,514	\$ 10,629,414	\$ 22,423,303
2042	14	\$ 1,224,164	\$ 22,423,303	\$ 10,629,414	\$ (1,224,164)	5.00%	\$ 1,121,165	\$ -	\$ 1,121,165	\$ 11,750,580	\$ 21,199,139
2043	15	\$ 1,262,506	\$ 21,199,139	\$ 11,750,580	\$ (1,262,506)	5.00%	\$ 1,059,957	\$ -	\$ 1,059,957	\$ 12,810,537	\$ 19,936,634
2044	16	\$ 1,302,030	\$ 19,936,634	\$ 12,810,537	\$ (1,302,030)	5.00%	\$ 996,832	\$ -	\$ 996,832	\$ 13,807,368	\$ 18,634,604
2045	17	\$ 1,342,773	\$ 18,634,604	\$ 13,807,368	\$ (1,342,773)	5.00%	\$ 931,730	\$ -	\$ 931,730	\$ 14,739,098	\$ 17,291,830
2046	18	\$ 1,384,772	\$ 17,291,830	\$ 14,739,098	\$ (1,384,772)	5.00%	\$ 864,592	\$ -	\$ 864,592	\$ 15,603,690	\$ 15,907,058
2047	19	\$ 1,428,066	\$ 15,907,058	\$ 15,603,690	\$ (1,428,066)	5.00%	\$ 795,353	\$ -	\$ 795,353	\$ 16,399,043	\$ 14,478,992
2048	20	\$ 1,472,693	\$ 14,478,992	\$ 16,399,043	\$ (1,472,693)	5.00%	\$ 723,950	\$ -	\$ 723,950	\$ 17,122,992	\$ 13,006,299
2049	21	\$ 1,518,695	\$ 13,006,299	\$ 17,122,992	\$ (1,518,695)	5.00%	\$ 650,315	\$ -	\$ 650,315	\$ 17,773,307	\$ 11,487,604
2050	22	\$ 1,566,113	\$ 11,487,604	\$ 17,773,307	\$ (1,566,113)	5.00%	\$ 574,380	\$ -	\$ 574,380	\$ 18,347,688	\$ 9,921,490
2051	23	\$ 1,614,991	\$ 9,921,490	\$ 18,347,688	\$ (1,614,991)	5.00%	\$ 496,075	\$ -	\$ 496,075	\$ 18,843,762	\$ 8,306,499
2052	24	\$ 1,665,373	\$ 8,306,499	\$ 18,843,762	\$ (1,665,373)	5.00%	\$ 415,325	\$ -	\$ 415,325	\$ 19,259,087	\$ 6,641,126
2053	25	\$ 1,717,306	\$ 6,641,126	\$ 19,259,087	\$ (1,717,306)	5.00%	\$ 332,056	\$ -	\$ 332,056	\$ 19,591,143	\$ 4,923,820
2054	26	\$ 1,866,541	\$ 4,923,820	\$ 19,591,143	\$ (1,866,541)	5.00%	\$ 246,191	\$ -	\$ 246,191	\$ 19,837,334	\$ 3,057,279
2055	27	\$ 1,924,588	\$ 3,057,279	\$ 19,837,334	\$ (1,924,588)	5.00%	\$ 152,864	\$ -	\$ 152,864	\$ 19,990,198	\$ 1,132,692
2056	28	\$ 1,984,417	\$ 1,132,692	\$ 19,990,198	\$ (1,132,692)	5.00%	\$ 56,635	\$ (851,725)	\$ -	\$ 19,138,473	\$ -
2057	29	\$ 2,046,083	\$ -	\$ 19,138,473	\$ -	5.00%	\$ -	\$ (2,046,083)	\$ -	\$ 17,092,390	\$ -
2058	30	\$ 2,109,642	\$ -	\$ 17,092,390	\$ -	5.00%	\$ -	\$ (2,109,642)	\$ -	\$ 14,982,748	\$ -
62348610.1	TOTAL	\$ 34,514,901			\$ (29,507,451)		\$ 20,046,833	\$ (5,007,450)	\$ 19,990,198		

ATTACHMENT G

BSEED Acknowledgement of Receipt of Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 6000 East Jefferson Avenue – Former Uniroyal Site Redevelopment Project

DATE: 10/02/2025

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental document listed below, which has been submitted by PM Environmental (a Pinchin company) on behalf of W-Detroit Property LLC or its affiliate, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at 6000 East Jefferson.

- ___ Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21
- ___ Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- ___ Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- 1 Other - File Review and Evaluation Report, 6600 [6000] East Jefferson Avenue, Detroit, Wayne County, Michigan

Based upon its review of the past environmental documents, knowledge of the site, the File Review and Evaluation Report and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department has determined that the documents received for this project satisfy the "Environmental Disclosure and Acknowledgement" section of the DBRA guidelines.

City of Detroit, Buildings, Safety
Engineering, and Environmental Department

By: *Anita Harrington*
Its: Environmental Specialist III

ATTACHMENT H

INCENTIVE INFORMATION CHART

Project Type	Incentive Type(s)	Investment Amount	City Council District
Site development; New construction	Brownfield TIF & PA 210	WNBA Facility: In excess of \$50,000,000	District 5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
14	15	262		32	39		

1. What is the plan for hiring Detroiters?

The future Detroit WNBA team is expected to partner with the City, and when appropriate, a workforce development agency to promote the hiring of Detroit residents.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

Construction positions for site development and facility construction will include a range of skilled trades and general labor positions. Following construction, full-time equivalent jobs are expected to be created related to WNBA team operations and performance, including front office administration and operations positions and professional team staff and players. The YDA is also expected to create an additional, yet-to-be-determined number of full- and part-time jobs.

3. Will this development cause any relocation that will create new Detroit residents?

The development will not cause the displacement or relocation of any current residents.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The developer has reached out to and received support from community groups. See Attachment D for letters of support.

5. When is construction slated to begin?

Initial site preparation work is anticipated to begin in late 2026 or 2027. The WNBA practice facility construction is estimated to start in 2027.

6. What is the expected completion date of construction?

The expected completion of the WNBA practice facility is in advance of the 2029 WNBA season.

Exhibit B



October 16, 2025

The Honorable City Council
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the 6000 East Jefferson Avenue – Former Uniroyal Site
Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment
Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield
Redevelopment Authority (the “Authority”), the Community Advisory Committee, at its meeting of
October 16, 2025, adopted a resolution approving the proposed Brownfield Plan for 6000 East
Jefferson Avenue – Former Uniroyal Site and recommending adoption of this Brownfield Plan by
the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory
Committee on the Brownfield Plan for 6000 East Jefferson Avenue – Former Uniroyal Site.

Very truly yours,

By:

Rico Razo, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, OCTOBER 8, 2025, 5:00 PM**

COMMITTEE MEMBERS PRESENT: David Bonner
George Etheridge
Marloshawn Franklin
Josh Mack
Byron Osbern
Rico Razo

COMMITTEE MEMBERS ABSENT: Abir Ali
Omar Hasan
Dr. Regina Randall

OTHERS PRESENT: Brian Vosburg (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
David Howell (DEGC/DBRA)
Richard Haddad (Detroit Pistons)
Stefen Welch (Detroit Pistons)
Richard Barr (Honigman)
Adam Patton (Pinchin)
Kevin Grigg (Detroit Pistons)
Maria Hubbard (Plante Moran)
Sarah Boyd (Detroit Pistons)
Jake Austermann (Plante Moran)
Peter Hamp (Detroit Pistons)
Ryan Sullivan
Theo Pride
#6465
#7115



Call to Order

Chairperson Mr. Razo, called the meeting to order at 5:00 p.m.

Ms. Kanalos took a roll call of the CAC members present.

General

Approval of Minutes

Mr. Razo called for approval of the minutes of the September 24, 2025 DBRA-CAC meeting, as presented.

The Committee took the following action:

Mr. Etheridge made a motion approving the minutes of the September 24, 2025, meeting. Mr. Franklin seconded the motion.

DBRA-CAC Resolution Code 25-10-02-187 was approved.

Public Comment

Theo Pride stated that he had a few questions he hoped the individuals present could answer. Mr. Pride mentioned that the Brownfield Plan outlined thirty-five million dollars (\$35,000,000.00) in reimbursable capture, and he read in the newspaper that the project would receive another ten million dollars (\$10,000,000.00) in abatement, totaling about forty-five million dollars (\$45,000,000) in tax incentives. He noted that the project plan indicated the total project cost may exceed fifty million dollars (\$50,000,000.00) and asked, considering the abatements, what the total project cost would be. He also mentioned that in the City of Detroit, the Community Benefits Process is triggered for projects over seventy-five million dollars (\$75,000,000.00) and asked whether, if the project does not meet that threshold, the development team would consider entering the process voluntarily, given the project's size.

Projects

6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan

The enclosed Brownfield Plan ("Plan") (Exhibit A), for the 6000 East Jefferson Avenue – Former Uniroyal Site was submitted to the DBRA-CAC for review and consideration.

Project Introduction

W-Detroit Property LLC, or its affiliate, is the project developer ("Developer"). The Developer will prepare the Property for redevelopment for use as an approximately 75,000 square foot multisport complex that is expected to include the headquarters and practice facility for the future Detroit Women's National Basketball Association (WNBA) expansion franchise, an approximately 100,000 square foot youth development academy (YDA) to be owned and operated by a Michigan non-profit corporation, multiple outdoor and indoor athletic fields and facilities owned and operated by the YDA, and potential other compatible uses permitted under an agreement to be entered into between the City or the DBRA and the Developer.

The Developer will be the developer of the overall site and owner of the WNBA facility. The YDA is expected to be the owner and developer of the YDA facility and to construct the outdoor athletic fields and facilities. The YDA property and improvements are expected to be exempt from the payment of property taxes and therefore are not included in the estimate of tax increment revenues.



The land is currently owned in part by the City of Detroit in part by the DBRA. Developer intends to enter into a ground lease with the City of Detroit or the DBRA for a portion of the Property to facilitate construction of the WNBA facility and other improvements. Developer or the YDA expects to enter into one or more additional ground leases with The City of Detroit or the DBRA for the YDA facility and other future uses of portions of the Property.

Development plans include an initial project phase to prepare a pad-ready site, which will include environmental remediation and site development. This initial site preparation phase is anticipated to start in 2026, with an expected substantial completion in 2027. Eligible Activities will be completed within approximately 5 years.

The total investment for the WNBA facility is estimated to be \$50 million. The Developer is requesting \$34,514,902.00 in TIF reimbursement.

There are approximately 291 temporary construction jobs, and 71 permanent full-time equivalent jobs related to the WNBA and an unknown number of additional jobs related to the YDA operations are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, located at 6000 East Jefferson Avenue, south of East Jefferson Avenue, north of the Detroit River, west of the MacArthur Bridge, and east of Meldrum Street and Mt. Elliott Park in the East Riverfront District.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a “facility”, as defined by Part 201.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include considered “eligible activities” as defined by Section 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, lead and asbestos abatement, demolition, site preparation, infrastructure improvements, interest, and preparation and implementation of a brownfield plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	\$854,000.00
2. Due Care Planning Activities	\$178,500.00
3. Department Specific Activities	\$7,922,953.00



4. Demolition	\$175,000.00
5. Lead and Asbestos Survey and Abatement	\$50,000.00
6. Infrastructure Improvements	\$7,740,000.00
7. Site Preparation	\$10,994,000.00
8. Contingency (15%)	\$4,032,293.00
9. Interest	\$5,007,451.00
10. Brownfield Plan Preparation and Implementation	\$80,000.00
11. Reduction for Expected EGLE Grant & Settlement Funding	(\$2,519,295.00)
Total Reimbursement to Developer	\$34,514,902.00
12. Authority Administrative Costs	\$4,490,813.00
13. State Brownfield Redevelopment Fund	\$1,666,527.00
14. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$40,672,243.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer will be seeking additional incentives, which include approval of a Commercial Rehabilitation Act (PA 210) tax abatement.

Attached for the Committees review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

The development team introduced themselves to the Committee. Mr. Haddad explained that a WNBA team is being brought to Detroit and is scheduled to begin in 2029. He continued that, as part of the awarded expansion, there is a plan to build a first-class, state-of-the-art practice facility for the team, similar to the Pistons Performance Center. Mr. Haddad stated that the Pistons Performance Center was developed to be open to the public, with community, event, and retail space, which is the same vision held for the WNBA practice facility. Mr. Haddad added that another aspect of this vision involves a separate development with a non-profit organization to create a youth sports and development academy. The academy will serve as a hub for various youth sports and will feature multiple basketball courts, volleyball courts, and soccer fields to provide children in Detroit with opportunities to learn and play, as well as offer access to schools and organizations that may not currently have it. Mr. Haddad also mentioned that this project is expected to boost the local economy, as his team envisions it becoming a center for sports tourism.

Mr. Welch stated that the development team has conducted extensive community engagement, and through conversations with youth sports organizations, the consensus is that there is not enough opportunity and space for youth sports, specifically for the K-8 age group. He added that in his own personal life, he has to drive his daughter and his niece outside of the City to participate in their sports.

Mr. Barr stated that the site has a long environmental history, as it also has a long industrial history. He explained that efforts had been made to redevelop the site by several individuals. Mr. Patton, through Pinchin, had spent a substantial amount of time gathering documents and reviewing them with the City and EGLE. Mr. Barr stated that EGLE was supportive of the project, making the settlement funds available and also providing a grant for the project.



Mr. Etheridge thanked the development team and noted that the site has a long environmental history and is filled with contaminants, with several developers trying to bring the site into productive use. He asked what the most prevalent contaminant was and what the mitigation plan for it was. Mr. Patton responded that over the last three decades, there have been many investigations by EGLE and other failed developments, which provided insight. The current team also conducted investigations to prioritize understanding what is present at the site. He explained that the western portion of the site has a long history associated with coal gasification and ammonia production, and the contaminants present were heavy metals. The center of the site contains heavy petroleum, polyfluorinated biphenyls, and many metals. The eastern portion of the site is primarily contaminated with petroleum and metals. Mr. Patton concluded that the level of control needed to complete the development as outlined is fairly typical, so he and his team are confident they can facilitate the development.

Mr. Etheridge noted concerns about contamination levels and recent changes to fugitive dust and stormwater management, especially since the development is youth-focused. He asked what plans are in place to prevent fugitive dust, contaminants, or their entry into waterways. Mr. Patton responded that those plans would be implemented as the development planning progresses. He added that the fields where the community and youth will gather will heavily rely on delineable contact barriers and a due care plan. Additionally, a construction phase due care plan and a soil and groundwater management plan will be developed, implemented, and monitored as part of the process.

Mr. Bonner recalled the construction of the Renaissance Center, and one of the biggest concerns was the blockage of the Detroit River. Now, he questions whether this development will cause the same concern, as it obstructs the view of the Detroit River and the Detroit River Walk. Mr. Haddad stated that the objective is to enhance the riverfront by completing it and adding value to the great work already done in the area, amplifying the attractiveness of the riverfront. He also mentioned that the development would not consist of large skyscrapers but instead would cover a forty-two (42) acre site to close an existing gap.

Mr. Bonner asked where the contaminated soil is sent to be disposed of. Mr. Patton stated that it has been envisioned that remediation that requires export would be relocated to a type II (2) landfill.

Mr. Osbern asked for more details on how the toxic land would be managed to guarantee safety for youth playing on the developed fields. Mr. Patton explained that EGLE, over the past several years, has actually developed specific guidance for constructing dermal contact barriers that involve about 18 inches of documented pre-sampled, clean soil placed on top of a demarcation barrier.

Mr. Osbern asked how the 18-inch barrier factors into underground construction. Mr. Patton responded that any underground construction would have the barrier built around it.

Mr. Osbern stated that he would like it on the record that proper Personal Protective Equipment will be used during construction. Mr. Patton stated that the development team is obligated to provide notice of site conditions and to distribute that information to all the trades working on the property.

Mr. Franklin stated that as a former Neighborhood City Hall Manager for the east side of Detroit, he was elated to hear that this project was coming and thanked the development team for the community outreach that has been completed. He explained the importance of clearly communicating to the community that the site would be safe for children. He asked about the parking situation for the site. Mr. Haddad explained that a large portion of the site would be designated for parking to serve the community.

Mr. Franklin asked if the development team was thinking about buying a nearby property across Jefferson Ave. for parking. Mr. Haddad said he wasn't very familiar with the site but believes it is being prepared for separate development.



Mr. Etheridge asked whether there have been any discussions with the Department of Public Works Traffic Engineering about additional traffic calming measures for traffic lights, given that the proposed development would be a major attraction. Mr. Haddad responded that yes, those conversations are ongoing. The development teams, architects, and planners have collaborated closely with multiple departments at the City of Detroit to plan this out, address those concerns, and are currently conducting a traffic study.

Mr. Etheridge asked whether a view shed analysis has been done to determine effective site lines from north of Jefferson regarding the height of the proposed buildings for the practice facility and the academy. Mr. Haddad stated that it has been completed and that the buildings will be two or three stories tall, and they are not expected to impact neighboring developments.

Mr. Osbern asked who would lead and operate the youth academy. Mr. Haddad stated that there will be a separate nonprofit entity that will own and run this facility and will work closely with many organizations to maximize its benefits.

Mr. Osbern asked if there would be two separate leases for the land. Mr. Haddad stated that each entity will have to enter into a ground lease with either the City or the DBRA.

Mr. Osbern asked if there was a plan to engage with the Rivertown Association and the lofts located across the street. Mr. Welch stated that there was a plan to engage further with the Rivertown Association and the other groups in the area.

Mr. Bonner asked how long the development would take to complete. Mr. Haddad stated that the estimated completion date is 2029.

Mr. Bonner asked if there has been any consideration of including a second or third-tier development to add retail or eateries. Mr. Haddad stated that this is something that could be considered as the project progresses and mentioned that there would be future development phases since this is just the initial stage.

Mr. Franklin asked about the difference between the current team's remediation of contamination and the remediation done in the early 2000s. Mr. Patton replied that it would be the level of investigation and planning involved.

Mr. Barr added that significant improvements to environmental laws had gone into effect in the last ten (10) to twenty (20) years.

Mr. Franklin inquired about the number of jobs expected to be created. Mr. Haddad stated that there will likely be 291 temporary construction jobs and 71 permanent full-time equivalent jobs.

Mr. Welch stated that what the numbers don't account for is the representation of individuals working in the sports field for Detroit's youth to see.

Mr. Razo asked for clarification that per the Brownfield Plan the job count does not include jobs created through non-profit efforts, and the project under vote is only the WNBA facility. He also noted that the Brownfield Plan states the youth academy would be funded and built separately.

Mr. Barr stated that was correct and added that the Brownfield Plan was intended to address the entire site and make the land buildable.

Mr. Haddad added that there would be separate funding and ownership for the two (2) sites.

Mr. Razo requested that the questions brought up in Mr. Pride's public comment be addressed. Mr. Haddad



stated that \$50 million is the current estimate for the WNBA facility, and there is not yet an estimate for the youth development facility. He added that the Pistons have been a part of projects where the Community Benefits Ordinance (CBO) was voluntary followed as well as projects where the mandatory CBO process was followed and that this project does not trigger the Community Benefits Process.

Mr. Etheridge stated that he believes the land is SU4, a special-use classification, and asked whether any steps have been taken to go before the Planning Commission for approval. Mr. Barr said that the approval process has been initiated. Mr. Etheridge requested that the Committee be kept updated on the status.

Mr. Barr noted that the project triggers the executive order because of the reimbursement requirement that fifty-one percent (51%) of construction jobs be Detroit residents.

Mr. Bonner asked how the development team planned to address opinions about preserving green space. Mr. Haddad stated that the team's vision and goal is to enhance the current green space along the riverfront and throughout the city of Detroit by adding more green areas.

Mr. Razo called for a motion regarding the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan.

Mr. Franklin made a motion to recommend a public hearing in the project area for 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan. Mr. Osbern seconded the motion. Mr. Razo opposed. Mr. Mack abstained from the vote.

DBRA-CAC Resolution Code 25-06-334-01, recommending a public hearing for the Plan, was approved.



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
SPECIAL COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, OCTOBER 16, 2025, 5:00 PM**

COMMITTEE MEMBERS PRESENT: Abir Ali (5:07)
David Bonner
George Etheridge
Marloshawn Franklin
Omar Hasan (5:03)
Josh Mack
Byron Osbern
Rico Razo

COMMITTEE MEMBERS ABSENT: Abir Ali
Dr. Regina Randall

OTHERS PRESENT: Brian Vosburg (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
Richard Haddad (Detroit Pistons)
Stefen Welch (Detroit Pistons)
Richard Barr (Honigman)
Max Reinhart (Detroit News)
Jamaine Dickens
Quincy Smith
Brandon Lockhart
Brittney Hoszkiw
Corey Levin
Hassan Beydoun
Sarah Boyd



Call to Order

Chairperson Mr. Razo, called the meeting to order at 5:00 p.m.

Ms. Kanalos took a roll call of the CAC members present.

General

Approval of Minutes

Mr. Razo called for approval of the minutes of the October 8, 2025 DBRA-CAC meeting, as presented.

The Committee took the following action:

Mr. Osbern made a motion approving the minutes of the October 8, 2025, meeting. Mr. Etheridge seconded the motion.

DBRA-CAC Resolution Code 25-10-02-188 was approved.

Public Comment

Projects

6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan

The enclosed Brownfield Plan (“Plan”) (Exhibit A), for the 6000 East Jefferson Avenue – Former Uniroyal Site is being submitted for review and consideration.

Project Introduction

W-Detroit Property LLC, or its affiliate, is the project developer (“Developer”). The Developer will prepare the Property for redevelopment for use as an approximately 75,000 square foot multisport complex that is expected to include the headquarters and practice facility for the future Detroit Women’s National Basketball Association (WNBA) expansion franchise, an approximately 100,000 square foot youth development academy (YDA) to be owned and operated by a Michigan non-profit corporation, multiple outdoor and indoor athletic fields and facilities owned and operated by the YDA, and potential other compatible uses permitted under an agreement to be entered into between the City or the DBRA and the Developer.

The Developer will be the developer of the overall site and owner of the WNBA facility. The YDA is expected to be the owner and developer of the YDA facility and to construct the outdoor athletic fields and facilities. The YDA property and improvements are expected to be exempt from the payment of property taxes and therefore are not included in the estimate of tax increment revenues.

The land is currently owned in part by the City of Detroit in part by the DBRA. Developer intends to enter into a ground lease with the City of Detroit or the DBRA for a portion of the Property to facilitate construction of the WNBA facility and other improvements. Developer or the YDA expects to enter into one or more additional ground leases with The City of Detroit or the DBRA for the YDA facility and other future uses of portions of the Property.

Development plans include an initial project phase to prepare a pad-ready site, which will include environmental remediation and site development. This initial site preparation phase is anticipated to start in 2026, with an expected substantial completion in 2027. Eligible Activities will be completed within approximately 5 years.



The total investment for the WNBA facility is estimated to be \$50 million. The Developer is requesting \$34,514,902.00 in TIF reimbursement.

There are approximately 291 temporary construction jobs, and 71 permanent full-time equivalent jobs related to the WNBA and an unknown number of additional jobs related to the YDA operations are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, located at 6000 East Jefferson Avenue, south of East Jefferson Avenue, north of the Detroit River, west of the MacArthur Bridge, and east of Meldrum Street and Mt. Elliott Park in the East Riverfront District.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a “facility”, as defined by Part 201.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include considered “eligible activities” as defined by Section 2 of Act 381, because they include baseline environmental assessment activities, department specific activities, due care activities, lead and asbestos abatement, demolition, site preparation, infrastructure improvements, interest, and preparation and implementation of a brownfield plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	\$854,000.00
2. Due Care Planning Activities	\$178,500.00
3. Department Specific Activities	\$7,922,953.00
4. Demolition	\$175,000.00
5. Lead and Asbestos Survey and Abatement	\$50,000.00
6. Infrastructure Improvements	\$7,740,000.00
7. Site Preparation	\$10,994,000.00
8. Contingency (15%)	\$4,032,293.00
9. Interest	\$5,007,451.00
10. Brownfield Plan Preparation and Implementation	\$80,000.00
11. Reduction for Expected EGLE Grant & Settlement Funding	(\$2,519,295.00)
Total Reimbursement to Developer	\$34,514,902.00
12. Authority Administrative Costs	\$4,490,813.00
13. State Brownfield Redevelopment Fund	\$1,666,527.00



14. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$40,672,243.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Public Comments

The joint DBRA and DBRA-CAC public hearing for the Plan was held on Wednesday, October 15, 2025 at 5:00 pm at the Cred Cafe. The results of the DBRA public hearing are attached.

Other Incentives

The Developer will be seeking additional incentives, which include approval of a Commercial Rehabilitation Act (PA 210) tax abatement.

Attached for the Committee's review and approval is a resolution recommending approval of the Plan.

Mr. Vosburg provided an update to the Committee regarding the public hearing held on October 15, 2025, at the CRED Cafe. He informed the Board that thirty-five (35) individuals were present at the meeting, with eighteen of those attending being members of the public, while the rest were with the development team, DBRA staff, City staff, or media. Nine (9) individuals expressed their support for the project, four (4) offered public comments supporting it, and three (3) letters of support had been received. The Brownfield Plan included in the materials for the Committee contains twelve (12) total letters of support, which is four (4) more than the support letters received at the previous meeting. Mr. Vosburg concluded that no comments in opposition to the project were heard. Some comments raised questions about traffic, ongoing environmental issues, and construction-related environmental concerns, which were addressed by the development team.

Mr. Etheridge inquired about the nine (9) members of the public who did not indicate support. Mr. Vosburg responded that nine of the eighteen (18) total public members signed in to support the project at the public hearing. During public comment, four (4) members expressed support for the project. Mr. Etheridge clarified that there were no outward signs of opposition. Mr. Vosburg agreed that no comments opposing the project were given.

Mr. Razo stated his pleasure in seeing support and excitement from multiple generations of residents, which is not typical of all development plans.

Mr. Osborn said this was one of the better-attended public hearings he had seen and was happy to hear the public ask questions about protecting and accessing the riverfront. He mentioned that after the hearing ended, he spoke with some individuals who didn't want to share comments publicly, and they showed support for the project.

Mr. Franklin stated that he was able to have some discussion with individuals who attended the public hearing and heard overwhelming excitement about the project, specifically from individuals in the business corridors in the area. Mr. Franklin stated that with this in mind, he was supportive of the project.

Mr. Bonner stated that the decision being made is an all-encompassing one, as it involves those who came before and those who will come after, giving everyone involved a chance to get the project right. He also mentioned that he would feel more confident if there was a balance. Having read the letters of



support, he believes the development team did an outstanding job presenting the project but feels it would be incomplete if a vote took place without hearing the voices of the opposition.

Mr. Etheridge stated that the development team had provided a detailed list of future community engagement opportunities and that, having served as the Economic Development Coordinator of the Planning and Economic Development Committee, he can attest that there are notice requirements. He asked staff to speak about these notice requirements. Mr. Etheridge concluded that if there is opposition, there would be more opportunities for those voices to be heard.

Mr. Bonner asked whether a forum had been provided for the public to voice any concerns they may have, noting that some concerns mentioned involve air quality and traffic. He stated that there should be a vigorous and robust opportunity for those who may not support the project.

Mr. Etheridge asked that staff could provide information about the efforts being made to solicit comments from the public.

Mr. Mack stated that he is becoming acclimated to the overall process and responsibilities of the Committee but would like to provide his comments based on what he has observed. He expressed his approval of the blueprint and the concept of the project but is concerned that constructive observations or criticisms would be beneficial to the Committee.

Mr. Razo noted that at the previous meeting, the project could have been approved without waiting for the public hearing, but the Committee chose to delay their decision until after the hearing to give the public an opportunity to share their opinions. He added that the project had been highly publicized, and several questions had been asked. However, in defense of the development team, those questions were answered in a way that addressed the concerns.

Mr. Razo asked the development team to identify some of the issues that have arisen through public engagement and whether any of those issues remain unresolved.

Mr. Haddad expressed his pleasure in standing before the Committee and seeing such a strong turnout from the public at the hearing. He stated that he and his team have made significant efforts to engage the community through meetings with local residents, philanthropic organizations, and local businesses. Additionally, a list was provided to the Committee outlining past and upcoming formal public hearings that offer opportunities for questions, comments, and discussion. Mr. Haddad added that the development team continues to meet with neighborhood associations and community groups. He mentioned that some of the questions raised have concerned environmental conditions, remediation, traffic impacts, commitments to work with local contractors, and creating local jobs. He assured that he and his team are confident in the answers they have provided and that they will continue to address these concerns.

Mr. Welch stated that the development team has received overwhelmingly positive feedback because the opportunity mainly focuses on women and children, two groups that are often overlooked. He mentioned that the Historic East Village Association, the West Village neighborhood, the Eastside Community Network, the Community Violence Intervention, and Kublan Village have all asked questions but expressed their excitement for the project. Mr. Welch concluded that the development team will continue to engage the public going forward.

Mr. Razo noted that a few organizations have provided positive feedback or support and have had no reservations about sharing concerns with other developments over the years.

Mr. Franklin stated that in the past, when there has been opposition to a development, the opposition does attend meetings and voice their concerns. He added that given the history of what the Pistons have done in the past with the community, it gives the public a better outlook on what is to happen.



Mr. Vosburg explained that the project was featured in many media articles through print and television news, and that it has been very well-publicized. He continued that the next steps include a DBRA Board meeting the following week, a City Council public hearing, and then the full City Council hearing. There is also a tax abatement for the project that is not being considered by the Committee, but there will be a public comment period for that part of the project.

Mr. Bonner stated that he is not seeking negative comments about the project, but given the seriousness of the decision, not hearing from those who may not support it would be a missed opportunity, as it is important to consider every piece of input to make an informed decision.

Ms. Ali asked if the Youth Academy and the WNBA are both at the same phase after the site's remediation. Mr. Haddad confirmed that was correct, with specific timelines still to be determined. Ms. Ali inquired if there was any risk of the Youth Academy not happening. Mr. Haddad explained that the intention is to develop the entire vision that has been presented. Ms. Ali asked if the Youth Academy would serve kindergarten through eighth grade. Mr. Haddad stated that it would serve children of all ages. Ms. Ali asked if there was a projected number of young Detroiters the Academy would serve. Mr. Haddad said there is a figure, but he would follow up with Ms. Ali about it. Ms. Ali asked how large the facility would be. Mr. Haddad stated the indoor facility would be 100,000 square feet and include six outdoor athletic fields.

Ms. Ali stated that she agrees the Committee has yet to hear about many of the drawbacks of the project and that more opportunities will be incorporated to engage the public. She also mentioned that depending on how the development of the Youth Academy is approached, there is an incredible opportunity to involve Detroit youth in shaping the site. Ms. Ali expressed her desire to highlight the Youth Academy, as it would serve Detroit children and help get young people involved in creating the space.

Mr. Osbern recalled the public comment made at the last Committee meeting, which asked about the possibility of a Community Benefits Ordinance. The individual who gave that comment is well integrated into the community. After the vote was delayed until after the public hearing, there was no sign of opposition, and while that doesn't mean there is none, he believes the development team has done their due diligence. Mr. Osbern mentioned that he has attended public hearings where no members of the public show up, and meetings where more than half the attendees oppose the project, but he still thinks it's always good to make decisions with as much information as possible. He concluded that the commitment to Detroit contractors and the focus on youth have influenced his support for the project.

Mr. Razo asked Mr. Vosburg to outline the options available to the Committee. Mr. Vosburg explained that at the previous Committee meeting, they decided to delay their vote until after the public hearing. The current options available to the Committee are to recommend approval or denial of the project.

Mr. Etheridge, for clarification for new Committee members, asked that once a recommendation is given, it be submitted in written form to which appropriate parties. Mr. Vosburg explained that the letter of recommendation goes to the Brownfield Board, which votes the following week, and the letter would also be sent to the City Council and the Mayor's office.

Mr. Bonner asked if more discussion could be had about TIF and the interest rate for the project, noting that the fifteen percent (15%) interest rate was exorbitant. Mr. Vosburg explained that there is a standard five percent (5%) interest rate on the unreimbursed TIF amount. As it goes down each year of the TIF payment, the amount of interest accrued each year would decrease. Also during this,



During the process, if there are abatements on the project, it is requested that the developer receive a proportional reduction in the interest rate.

Mr. Razo called for a motion regarding the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan.

Mr. Etheridge made a motion to recommend approval of the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan. Mr. Osbern seconded the motion. All were in favor with none opposed.

Mr. Mack asked what the role of the committee would be after the motion passed. Mr. Vosburg stated that the role of the committee after it passes would be for an advisory letter to go to the DBRA Board.

Mr. Razo stated that there's the council approval process: after that, if the DBRA Board sends the project to City Council, it goes to a formal committee for referral to the Planning and Economic Development Committee. If they approve it with a recommendation to send it to formal council, it then goes back for a final vote.

DBRA-CAC Resolution Code 25-06-334-02, recommending a public hearing for the Plan, was approved.



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
6000 EAST JEFFERSON AVENUE – FORMER UNIROYAL SITE
BROWNFIELD REDEVELOPMENT PLAN**

**Wednesday, October 15, 2025
Cred Café
6340 E Jefferson Ave.
Detroit, MI 48207
5:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)	Aminata B. Sow (Neighbor)
Cora Capler (DEGC/DBRA)	Giulia Buratto (Neighbor)
Jennifer Kanalos (DEGC/DBRA)	Thomas Randolph (Neighbor)
David Bonner (DBRA-CAC)	Marja Farrow (Business Owner)
Rico Razo (DBRA-CAC)	Mike Farrow (Property and Business Owner)
Byron Osbern (DBRA-CAC)	Breanna Sullivan (City of Detroit)
Krysta Pickett (DEGC)	Don Ulsci (Neighbor)
Adam Patton (Pinchin)	Matt Temkin (Greatwater Capital)
Richard Haddad (Detroit Pistons)	Keith D. Beasley (Channel One Event Venue)
Stefen Welch (Detroit Pistons)	Constance Bailey (Rivertown Detroit Association)
Kevin Grigg (Detroit Pistons)	Colleen Robar
Richard Barr (Honigman)	Delores Orr
Maria Hubbard (Plante Moran)	Aric Armon
Owen Laverty (Plante Moran)	Martha Coates
Bill Lichwalla (Plante Moran)	Quincy Smith
Corey Levin (Honigman)	Jamaine Dickens
Sam Rouse (Plante Moran)	Tinia M. Holmes
Brittney Hoszkiw (City of Detroit, Mayor's Office)	
Max Reinhart (Detroit News)	
Lee Visci (Neighbor)	
Tom Woodman (Neighbor)	

Mr. Vosburg called the meeting to order at 5:07 PM.

Mr. Vosburg informed the hearing of the tax increment financing request per the Brownfield Plan, the brownfield approval process, how tax increment financing works, and about the current conditions of the property.

Mr. Haddad and Mr. Welch provided more information about the plans for the project including the development of the WNBA Facility, the Youth Development Academy and the proposed programming, athletic fields, parking and greenspace, the community engagement performed for the project to date, the construction timeline for the project including the deadline of 2029 for the new WNBA team.

Question and Answer



Attendees of the public hearing asked questions regarding the renderings and how much of the developments will be completed by 2029, more details on the plans for the Youth Development Academy, potential impacts of construction on neighboring residential areas and how information will be communicated during construction, the impacts on traffic and parking Jefferson Avenue during construction, sustainability features of the development, the hiring of local contractors and subcontractors, plans for parking for the development, potential links to the shuttle that currently operates between Michigan Central Station and Jefferson Avenue not far from the property, the plans to maintain air quality during the environmental remediation of the property, if there have been any community benefits proposed outside of the Youth Development Academy, if there will be any interruptions in access to the Detroit Riverwalk adjacent to the property during construction for the project, future community meetings for the project and how the public can receive information for those meetings, if there will be any actions taken to prevent runoff going into the Detroit River during the remediation of the property, if there will be any retail included in the development, where the WNBA team will play their home games, other brownfield projects that have been completed in the City, and how the members of the DBRA-CAC are appointed.

Public Comment

Mr. Thomas Randolph stated that his law office, Randolph Law Group, is located next door to the Cred Café and he is supportive of the project and is happy that there is more development happening further down Jefferson Avenue.

Ms. Delores Orr of the East Village Association stated that the developers met with the East Village Association about the project and is fully supportive of the project.

Mr. Quincy Smith stated that through his work with Team Pursuit, a Community Violence Intervention organization, he knows how impactful youth sports are to the community in the prevention of violence and that he would be interested in seeing how Team Pursuit can be involved in the Youth Development Academy.

Ms. Constance Bailey from the Detroit Rivertown Association stated that the association is fully supportive of the project.

Paper copies of the presentation including renderings for the project were provided.

Nine attendees indicated their support for the project on the sign-in sheet.

Citing no further questions or public comments, Mr. Vosburg provided information on ways to provide written public comment and closed the public hearing at 5:56 PM.

Cora Capler

From: Heather Hamilton <h.hamilton1917@gmail.com>
Sent: Thursday, October 16, 2025 3:38 PM
To: Cora Capler
Subject: WNBA Project on the Uniroyal Site

This project is very exciting to me. I have lived at The Lofts at Rivertown for 5 1/2 years and have been waiting for a project like this to fill this void (one of last vacate lots on the riverfront). The thought of again having an WNBA team in Detroit is wonderful and long overdue. But equally exciting is the scope of the project that will include facilities for the youth of our city. I look forward to having this project enhance our great Islandview neighborhood.

Cora Capler

From: Perkins, Alex (A.) <aperki45@ford.com>
Sent: Thursday, October 16, 2025 2:57 PM
To: Cora Capler
Subject: Regarding the Uniroyal site proposal from a resident of Lofts at Rivertown

To whom it may concern,

Our neighborhood has so much potential. The **Lofts at Rivertown** are unbelievably beautiful, historic, full of character, and surrounded by a community that truly believes in Detroit's future. But for too long, this section of the city has been left behind.

The possibility of a **WNBA training facility** being built on the Uniroyal site feels like more than just a development project, it feels like **hope**. It would bring attention, energy, and opportunity to our corner of Detroit, showing others what we've known all along: that this area is special.

A project like this would help others see the beauty we see every day, from our vibrant community to the incredible views of **Belle Isle and the Detroit River**, one of Detroit's true treasures. For years, our neighborhood has been waiting for a catalyst like this. To finally see it move forward would mean the world to us residents, to local businesses, and to everyone who believes in Detroit's renewal.

This isn't just about new construction, it's about **reviving possibility** and shining a light on a place that deserves to be seen.

Alex Perkins

Integrated Services

Sr. Product Manager | Lincoln, Rejuvenate

(810)623-5346



Cora Capler

From: Katie McPharlin <mcpharlink@gmail.com>
Sent: Thursday, October 16, 2025 4:05 PM
To: Cora Capler
Subject: WNBA

Hello,

I am a resident at the Lofts of Rivertown and I am thrilled to hear about the NWBA development. As a Doctor of education and proud Detroit community member I love to see the city invest in spaces which will support youth athletes and highlight the strength and power of women athletes. The Lofts of Rivertown has been such a dream community of love, passion, creativity, diversity, and inclusion. It would feel so welcome to have the WNBA across the street to become an extension of the closeness we all feel with our community.

Thank you for investing in our neighborhood.

We are ready!

Dr. Katherine McPharlin

Cora Capler

From: Jordan <jordangust96@gmail.com>
Sent: Thursday, October 16, 2025 3:33 PM
To: Cora Capler
Subject: WNBA Facility - Islandview Resident

Follow Up Flag: Follow up
Flag Status: Flagged

Hello DEGC,

My name is Jordan Gust, I am a resident of Islandview, excited to finally see some significant development new with the proposed WNBA facility location on the Uniroyal site.

I've lived in Islandview long enough to see how much potential this neighborhood has, and how often it's been overlooked. The idea of a WNBA training facility on the Uniroyal site feels like more than just another development - it represents momentum, visibility, and belief in this part of Detroit. It seems Islandview is sandwiched between a historic Indian Village, and a vibrant Downtown. A WNBA facility here would not only boost Belle Isle but would finally give Islandview a calling card.

I believe this development could serve as a spark - one that inspires pride among current residents, attracts new ones, and continues building a stronger sense of connection and purpose here along the river. Islandview has always had heart; it just needs the city and state to notice.

Thank you for your continued push to land this project. We'll be watching!
Jordan Gust

Development



Gabe Sauvie <sauvie@gmail.com>

To  Cora Capler

 Follow up. Start by Friday, October 17, 2025. Due by Friday, October 17, 2025.

You replied to this message on 10/17/2025 9:53 AM.



Thu 10/16/2025 4:59 PM

I moved to the Lofts at Rivertown two years ago. So, I'm situated across the street from where the WNBA training facility and Sports Complex might be built. I have fell in love with the area. The neighborhoods, shops, bike friendly streets, riverwalk, views of the water, Belle Isle, and proximity to everything the city has to offer. The old Uniroyal site is in a prime location and developing it could make this area even greater. I've also fell in love with everyone I interact with in the area. There was also a greenway (walking bike path) in drawings that could be something like the Dequindre Cut, Dennis Archer or SW Greenway that could connect the neighborhoods to the project. It would be a safe way for residents to access the site, facilities and riverwalk. So if this does move forward. Please know. You will be moving into a special part of the city that will embrace you. Thank you for working on bringing something great to E. Jefferson.

Gabe Sauvie
6533 E Jefferson Apt 319
Detroit, MI 48207
248.854.2324

Cora Capler

From: erin witte <erinwitte12@gmail.com>
Sent: Monday, October 20, 2025 12:00 PM
To: Cora Capler
Subject: WNBA Training Facility

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good Afternoon,

I'm writing to share my support for the proposed WNBA training facility at the Uniroyal site. As a resident of Islandview, I see how much pride and potential this neighborhood holds.

A project like this could truly transform how people see our community — bringing visibility, opportunity, and optimism to a place that deserves it.

Best,
Erin Witte



CODE DBRA 25-10-334-02

6000 EAST JEFFERSON AVENUE – FORMER UNIROYAL SITE BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **6000 East Jefferson Avenue – Former Uniroyal Site Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **6000 East Jefferson Avenue – Former Uniroyal Site Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

October 22, 2025

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR 6000 EAST JEFFERSON AVENUE – FORMER UNIROYAL SITE
REDEVELOPMENT**

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the “City”) is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 (“Act 381”), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the “Authority”); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the 6000 East Jefferson Avenue – Former Uniroyal Site Redevelopment (the “Plan”) and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.

2. A public hearing is hereby called on Thursday, the 13th day of November, 2025 at 10:20 AM, prevailing Eastern Time, to be held in-person in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City and via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE 6000 EAST JEFFERSON AVENUE – FORMER UNIROYAL SITE
REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of eligible properties in the City; and

WHEREAS, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the 6000 East Jefferson Avenue – Former Uniroyal Site Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on October 8, 2025, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on October 15, 2025 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on October 16, 2025; and

WHEREAS, the Authority approved the Plan on October 22, 2025 and forwarded it to the City Council with a request for its approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

WHEREAS, the City Council held a public hearing on the proposed Plan on November 13, 2025.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381.

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue

derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption

of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan