



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF DEVELOPMENT AND GRANTS

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1026
DETROIT, MICHIGAN 48226
PHONE: 313 • 628-2158
FAX: 313 • 224 • 0542
WWW.DETROITMI.GOV

June 24, 2022

The Honorable Detroit City Council
ATTN: City Clerk Office
200 Coleman A. Young Municipal Center
Detroit MI 48226

RE: Request to accept an asset donation for the construction of a Community Center for Rouge Park

The Detroit Pistons, through the Tom Gores Family Foundation, has awarded the City of Detroit General Services Department with the construction of a Community Center at Rouge Park, valued at \$20,000,000.00. There is no match requirement for this donation. This is a non-cash donation.

The objective of the donation to the department is to construct a Community Center and donate the asset to the General Services Department. The Detroit Pistons will work with the GSD's Parks and Recreation Division, as well as residents through community outreach, to develop the new 25,000 square foot multi-use facility adjacent to Brennan Pool. The plan will also bring a diverse range of year-round programming to the neighborhood.

I respectfully ask your approval to accept this donation in accordance with the attached resolution.

Sincerely,

DocuSigned by:
Terri Daniels
4D2BEE23C8D489...

Terri Daniels
Director of Grants, Office of Development and Grants

CC:
Sajjiah Parker, Assistant Director, Grants

DocuSigned by:
Steven Watson
42C91AA10FE84AD...

Office of Budget

DocuSigned by:
Pamela Parrish
70C0D4CF3DFD453...

Approved as to Form
By the Law Department



Office of Development and Grants

RESOLUTION

Council Member _____

WHEREAS, the General Services Department has been awarded an asset donation for the construction of Community Center at Rouge Park, valued at \$20,000,000.00; and

WHEREAS, the Detroit Pistons, through the Tom Gores Family Foundation, have donated the construction of this Community Center; and

WHEREAS, the Donation Authorization Form serves as the agreement for this donation; and the Law Department has approved the attached agreement as to form; and

WHEREAS, this request has been approved by the Office of Budget; now

THEREFORE, BE IT RESOLVED, that the General Services Department is hereby authorized to accept the asset donation, from the Tom Gores Family Foundation, for the construction of Community Center at Rouge Park.



GENERAL SERVICES DEPARTMENT
**Parks & Recreation
Division**

Donation Authorization Form Applicant Section

AIM Code RIVERROUGEPARK

DPRD Prop # 149

Request tracking # DAF0622-0003

FORM PURPOSE

This form is for individuals or organizations who wish to donate labor, artwork, or funding to physically improve or enhance a City park or recreation center. The information provided on this form will be used to evaluate the proposed donation to determine if the donation can be accepted by the City. All fields not in *italics* are required.

REQUESTOR INFORMATION

Organization Name: Detroit Pistons or Affiliate	Contact Name: Erika Swilley
Address: 6201 2nd Ave., Detroit, MI 48202	Phone: 2484082966
Email: eswilley@pistons.com	Website:
Preferred contact method: Email	Organization type: Pro Sports Team

DONATION INFORMATION

Park/Rec Facility Name: Rouge Park -Brennan Pool	Address: 21415 Plymouth, Detroit, Mi 48228
<i>Specific location at the property (if needed for clarity):</i>	
Estimated value (including all costs incurred): \$ 20,000,000	
How is this project funded? Donation from Applicant	
Improvement Type: Please note all Improvements require supporting documentation, see below list with links to the materials. <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Physical Improvement (Select all that apply.) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Structure/Facility (may require BSEED permits) BSEED Permits Link <input checked="" type="checkbox"/> Signage (may require BSEED permit) BSEED Permits Link <input checked="" type="checkbox"/> Artwork <input checked="" type="checkbox"/> Other <input type="checkbox"/> Maintenance Improvement 	
Will this project host an event of more than 25 or more people in the proposed park? <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Yes (requires Events Permit) Events Permit Link <input type="checkbox"/> No 	

PROJECT SUMMARY

Please include a brief narrative of the donation.

Detroit Pistons and/affiliate entities plan to build a new \$20 million community center in Rouge Park on the City of Detroit's west side. The Pistons will work with the city's Parks & Recreation Department and residents to develop a new 25,000 square foot multi-use facility adjacent to Brennan Pool. The plan will also bring a diverse range of year-round programming to the neighborhood.

[Asset Donation Gift Letter Template Link](#)

[Artwork Gift Letter Template Link](#)

PROJECT DOCUMENTS/SITE PLAN(S)

Please attach the following required documents here: gift letter, site plan, pictures, scope, and specifications, plus maintenance agreement if applicable:



RESPONSIBILITIES

Please specify what the proposed responsibilities would be of the applicant, the City or others that are associated with this project. Your application will be reviewed by City staff from each area, starting with a Landscape Architect to review or help you with design and ensure it meets City safety standards.

Who is responsible for the Planning and Design? CITY APPLICANT OTHER N/A

Explanation:

Applicant will take the lead and direction on developer, architect and construction of the new facility in collaboration with the City.

Who is responsible for Construction (labor/material/permits/insurance)? CITY APPLICANT OTHER N/A

Explanation:

Applicant will collaborate with the City to bid out the project to several contractors and work with the City on permits.

What is the timeline of construction/completion for this donation project? (Project must commence within 90 days of application approval, unless extension requested.)

Explanation:

Anticipated completion would target end of 2024.

Who is responsible for Cleanup, and Restoration if required? CITY APPLICANT OTHER N/A

Explanation:

City would be responsible for long-term sustainability and provide oversight, staffing, security, maintenance and supplemental programming activity.

What are the scheduled Maintenance Requirements for the improvement, and who would be responsible for doing them?

CITY APPLICANT OTHER N/A

Explanation:

Maintenance requirements will be determined and handled by the City.

***AFTER CITY REVIEW, THE FORM WILL ROUTE BACK FOR APPLICANT APPROVAL. PLEASE CLICK THE FINISH BUTTON TO SUBMIT.**



GENERAL SERVICES DEPARTMENT
**Parks & Recreation
Division**

Donation Authorization Form City Section

This section of the form is for internal City use only.

It is used to review and analyze proposals pending a recommendation to proceed.

Administrative Input (ALL ATTACHED DOCUMENTATION WILL APPEAR AT THE BOTTOM. PLEASE SCROLL DOWN TO REVIEW.)

Any previous experience with this applicant?
Describe: Yes, the Detroit Pistons have a long-standing rapport with the City of Detroit.

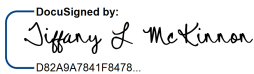
Park Partnership / Community Group Affiliation? YES NO
Describe: Friends of Rouge Park.

Does this project require a maintenance agreement or MOU? YES NO

Conditional input: Facilities Recreation

Has the appropriate gift letter, site plan and supplemental materials been provided? YES NO N/A

Other comments:
Facilities will be managing this project. Site and construction plans are forthcoming. DAF can be approved with the attached project outline and schematics. BSEED and other permits will be required. Gift letter will be attached on 6/22/22.

Administrator Name: Tiffany L. Mckinnon **Signature:**  **Date:** 6/22/2022

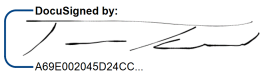


Landscape Architect Input (ALL ATTACHED DOCUMENTATION WILL APPEAR AT THE BOTTOM. PLEASE SCROLL DOWN TO REVIEW.)

Donation Decision: Approved with Conditions

Asset Value: 20,000,000 Asset Life Cycle: N/A

Conditions of Approval:
I just want to note that in the Project Summary above Parks and Recreation is Division of the General Services Department, not a separate department.

Landscape Architect Name: Tim Karl **Signature:**  **Date:** 6/22/2022

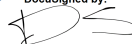
PDU Input (ALL ATTACHED DOCUMENTATION WILL APPEAR AT THE BOTTOM. PLEASE SCROLL DOWN TO REVIEW.)

Donation Decision: Approved

Conditions of Approval:

PDU Name: David Sumners

Signature:

DocuSigned by:

379CF3CBB6DE4E8

Date: 6/22/2022

Grounds Input (ALL ATTACHED DOCUMENTATION WILL APPEAR AT THE BOTTOM. PLEASE SCROLL DOWN TO REVIEW.)

Donation Decision: Approved

Conditions of Approval:

Grounds Name: Rosemary Edwards

Signature:

DocuSigned by:

632D351DF88D441

Date: 6/23/2022

Facilities Input (ALL ATTACHED DOCUMENTATION WILL APPEAR AT THE BOTTOM. PLEASE SCROLL DOWN TO REVIEW.)

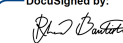
Donation Decision: Approved with Conditions

Conditions of Approval:

The applicant will collaborate and work closely with GSD to finalize the construction documents. GSD must approve the final design before proceeding with construction.

Facilities Name: Rhea Bautista

Signature:

DocuSigned by:

FCA207A8342744E

Date: 6/23/2022

Recreation Input (ALL ATTACHED DOCUMENTATION WILL APPEAR AT THE BOTTOM. PLEASE SCROLL DOWN TO REVIEW.)

Donation Decision: Approved

Conditions of Approval:

Recreation Name: Keith Flournoy

Signature:

DocuSigned by:
Keith Flournoy
6E24888B7F4D488

Date: 6/23/2022

APPLICANT CERTIFICATION

By submitting this request, the undersigned certify(ies) as follows:

1. I/we have the authority to execute this Authorization Form on behalf of myself and the organization named herein;
2. I/we will abide by all rules and policies of the City of Detroit and the General Services Department's Parks and Recreation Division.
3. I/we commit to completing the proposed donation/project within a year of Authorization Form approval. If the project is not complete within a year from approval I/we will reach out to the General Services Department for an approval extension. If an extension is not requested within 30 days of the one year lapse of Authorization Form approval, a new Donation Authorization Form must be submitted, and the process for approval will start over.
4. All of the information submitted in this Authorization Form is true and accurate to the best of my/our knowledge;
5. The purpose of this Authorization Form is to provide the Parks and Recreation Division with enough information about the donation(s) described herein needed for prior approval of the donation(s);
6. I/We will defend, indemnify, save and hold harmless the City of Detroit, its officers, employees, and agents against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses (including without limitation, fees and expenses of attorneys, expert witnesses and other consultants) which may be imposed upon, incurred by, or asserted against myself/us and/or the City of Detroit by reason of or resulting from my/our use of the property, project, or improvements described in this Authorization Form.
7. We acknowledge that all donations are subject to the prior approval by resolution of the Detroit City Council.
8. I/We acknowledge the approved or denied terms of the review donation project as listed below:



Project Conditions required for approval:

The applicant will collaborate and work closely with GSD to finalize the construction documents. GSD must approve the final design before proceeding with construction. No construction work may commence until all city permitting requirements have been met. Applicant to confirm necessary design and permitting requirements with Rhea Bautista (bautistar@detroitmi.gov).

Project Requires City Council approval prior to implementation (submission will be done by GSD/the City).

Project Condition Terms Denied by Applicant

Project Approved Conditions Accepted by Applicant

Signature:

DocuSigned by:
Erika Swilley
04DF8BF925694DD

Print Name: Erika Swilley

On behalf of Organization: Detroit Pistons

Date: 6/23/2022

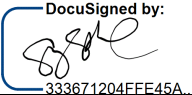
DIRECTOR AUTHORIZATION (ALL ATTACHED DOCUMENTATION WILL APPEAR AT THE BOTTOM. PLEASE SCROLL DOWN TO REVIEW.)

Completed by the City of Detroit.

Donation Decision: Approved

Conditions of Approval:

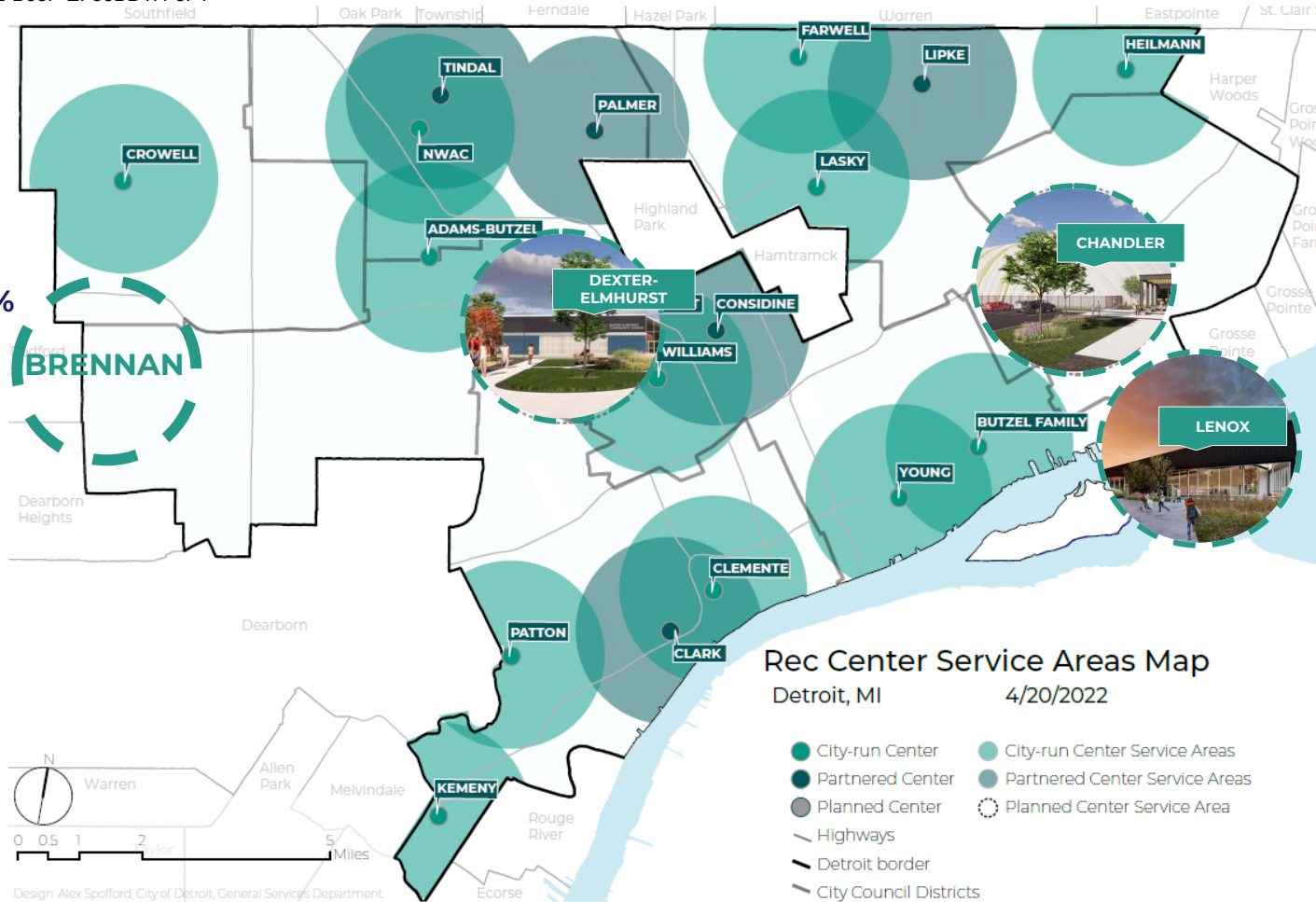
Director Name: Sandra Stah1

Signature:  DocuSigned by:
333671204FFF45A...

Date: 6/23/2022

BRENNAN RECREATION CENTER





Rec Center Service Areas Map

Detroit, MI

4/20/2022

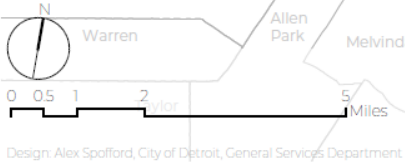
Currently **59.6%** of Detroiters have rec center access within 1.5 miles

3 Funded New Centers → **66%**

- 1) Chandler
- 2) Dexter-Elmhurst
- 3) Lenox

Expanded Rec Opportunity Sites → **69%**

- Brennan Pool
- improve building layout, expand for year-round use
- provide indoor rec access for over 24,000 additional residents



- City-run Center
- City-run Center Service Areas
- Partnered Center
- Partnered Center Service Areas
- Planned Center
- Planned Center Service Area
- Highways
- Detroit border
- City Council Districts

DEMOGRAPHICS

Within 1.5 miles of Brennan Pool:

- Total population: 24,294
- Youth: 8,508 (35%)
- Seniors: 2,398 (9.9%)
- People Of Color: 21,489 (88%)
- Low Income: 15,002 (62%)



BEFORE AERIAL VIEW



AFTER AERIAL VIEW



BEFORE EAST VIEW



AFTER EAST VIEW



BEFORE POOL VIEW



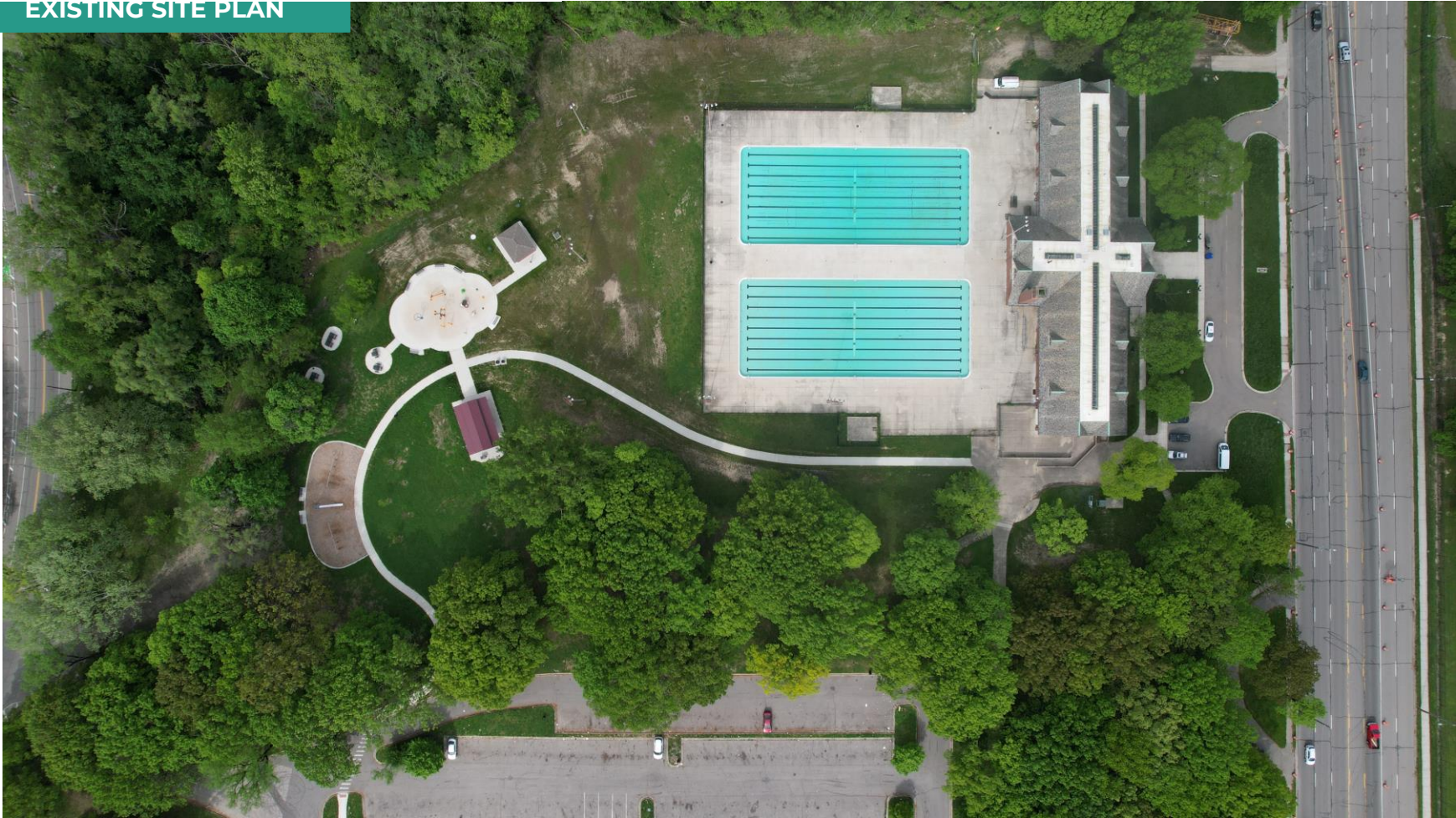
AFTER POOL VIEW



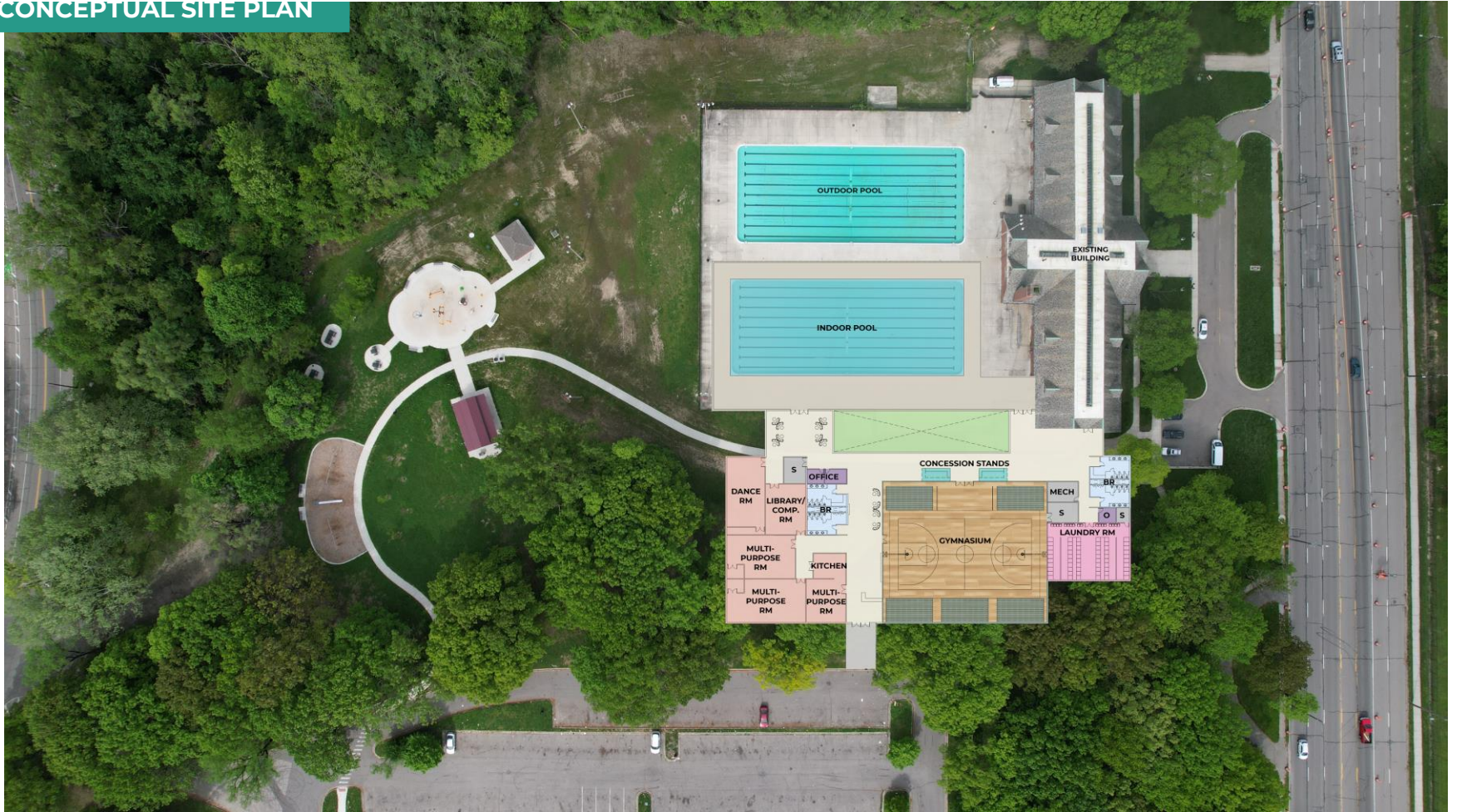
INDOOR BASKETBALL COURT

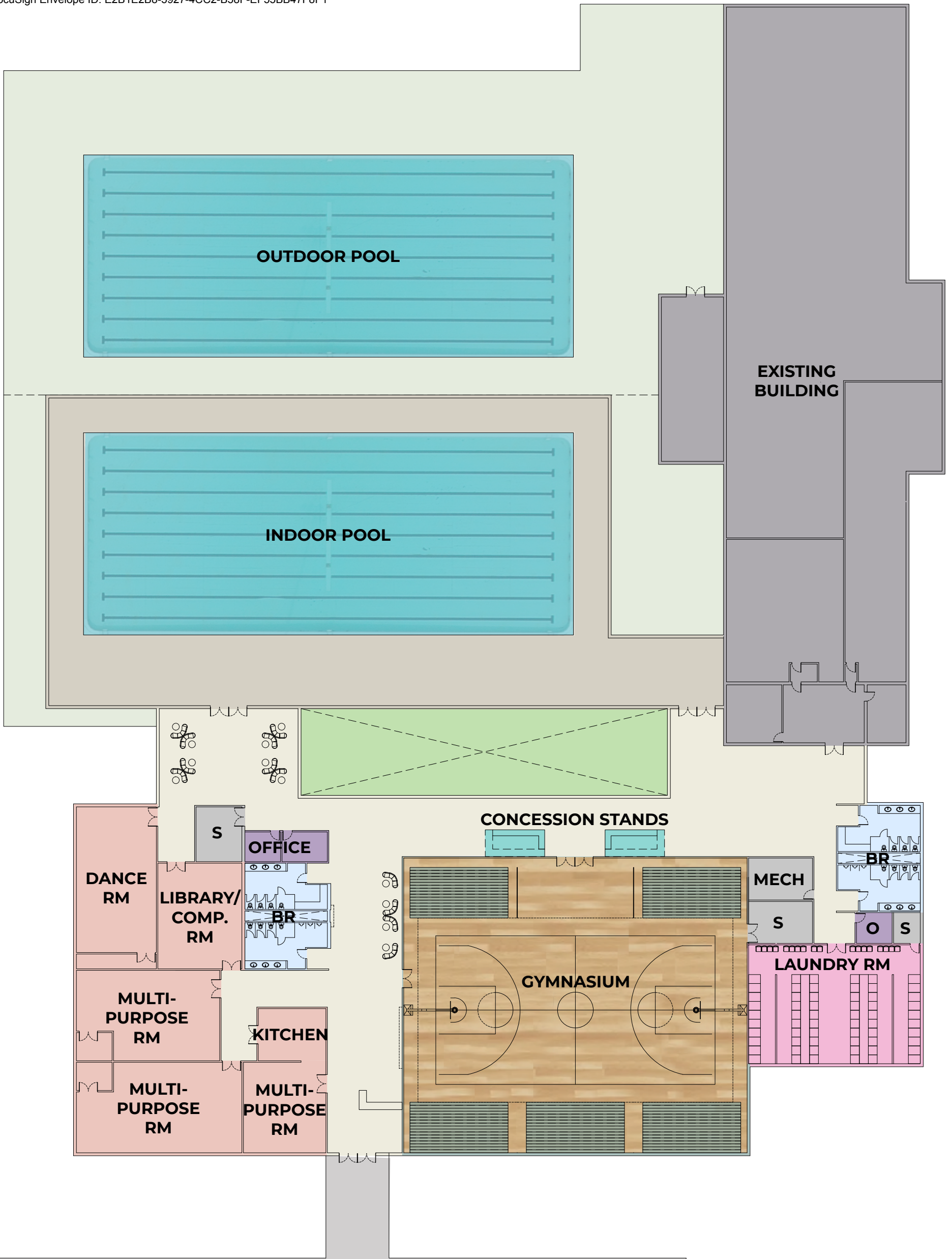


EXISTING SITE PLAN



CONCEPTUAL SITE PLAN







June 23, 2022

Brad Dick, Group Executive
Detroit Parks and Recreation Division
115 Erskine St.
Detroit, MI 48201

Dear Brad:

On behalf of the Detroit Pistons, I am writing to offer our full assistance towards the development of a new community center at Rouge Park / Brennan Pool, as well as improvements to current facilities. The costs, a contribution of \$20 million, are being borne by the group mentioned above.

This project is currently anticipated to include the construction of a new 25,000 square foot building next to the existing pool; the rehabilitation and improvement of the existing pool house and locker room area; and the construction of a covering over one of the existing outdoor pools. Anticipated completion of the project is slated for 2024. We will work with community representatives to ensure the design, build and programming are desired.

The City of Detroit will oversee and manage the construction of the project to its completion. Upon completion, the City of Detroit will make every reasonable effort to fully and properly operate, secure, staff, program and maintain the new facility.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Erika Swilley". The signature is written in a cursive style and is positioned above the typed name.

VP, Community & Social Responsibility
Erika Swilley

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MEMORANDUM OF INTENT

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This Memorandum of Intent (“MOI”) is executed on this 31st day of May, 2022 by and between the City of Detroit (the “City”) and Pistons Sports & Entertainment, LLC, a Delaware limited liability company (“PS&E”, and together with City, the “Parties”).

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Recitals and Agreement in Principle

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A. The City owns, operates, and manages Brennan Pool at Rouge Park, located at 21415 Plymouth Road, Detroit, Michigan (“**Brennan Pool**”).

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B. PS&E (together with any affiliate thereof, the “**Pistons**”) has agreed in principle to contribute \$20 million (the “**Pistons Contribution**”) towards the development of a new community center at Brennan Pool, as well as improvements to the current facilities (together, the “**Project**”). The Project is currently anticipated to include the construction of a new 25,000 square foot building next to the existing pool; the rehabilitation and improvement of the existing pool house and locker room area; and the construction of a covering over one of the existing outdoor pools. The Pistons wish to memorialize its intent regarding the Pistons Contribution and its commitment to the Project consistent with the terms set forth in this MOI.

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C. In recognition of the Pistons Contribution and the anticipated direct and indirect benefits to the City and its residents only made possible by the same, the City strongly supports the Project and intends to contribute and assist with the Project to the full extent possible. The City wishes to memorialize its intent to support the Project upon the terms set forth in this MOI.

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D. In furtherance of the Project, the City will coordinate, and the Pistons will assist and cooperate, with significant public outreach and community engagement regarding the design and development of the Project, and future programming at Brennan Pool. In furtherance of the Project, the Pistons and the City will collaborate and jointly determine the Project scope and design, intending to mutually agree upon all significant design and construction elements, with due consideration of City residents’ desires and concerns.

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E. Subject to the Detroit City Council’s approval of the acceptance of the Pistons Contribution on the terms and subject to the conditions set forth in this MOI, the Pistons will undertake and pursue to completion all aspects of the Project, including but not limited to engaging contractors and entering into contracts relating to the development and construction of the Project. The Pistons Contribution is expressly subject to the Pistons being granted the rights to name, brand, and design all elements of the Project, including after the completion of the Project, and to the City’s fulfillment of its obligations as set forth herein. The Pistons may also use, program, and perform certain functions of and at the Project, in each case if and as determined by the Pistons, subject however to the prior express approval of the City, which approval shall not be unreasonably denied or delayed.

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F. The City will oversee and manage the construction of the Project and pursue the Project to completion. Upon the completion of the Project, the City will make every reasonable effort to fully and properly operate, secure, staff, program, and maintain the Project and to ensure

1 that the Project functions as a flagship and first-class community center for the City and its
2 residents.

3 **G.** The Parties acknowledge that their individual and mutual obligations towards the
4 Project and each other will be set forth in a more definitive agreement to be negotiated and entered
5 into subsequent to the date hereof. The Pistons also expressly acknowledge that the City's
6 acceptance of the Pistons Contribution and approval of certain other matters and obligations are
7 not effective or legally binding obligations of the City unless and until approved by the Detroit
8 City Council.

9 **H.** The City will work in good faith with the Pistons to obtain the approvals necessary
10 to effectuate the Project and the Pistons Contribution shall be subject to and contingent upon the
11 procurement of all such approvals.

12 **I.** This MOI expresses the present understanding and intentions of the Parties and
13 their respective willingness, upon and subject to compliance with applicable statutes, codes,
14 ordinances and regulations and to all necessary approvals, to take all actions necessary to
15 implement the proposed agreement.

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17 CITY OF DETROIT, a municipal corporation

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20 By: 
21 Its: Mayor

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24 PISTONS SPORTS & ENTERTAINMENT, LLC

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27 By: 
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29 Its: Vice Chairman

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COMMENT HISTORY



Please DocuSign: 47_T_PDON-Detroit Pistons Community Center-Donation Authorization Form (DAF) CY2022

Sender: Bashar Dimitry

Envelope Id: e2b1e2b8-5927-4cc2-b58f-ef55bb47f8f1

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Date Sent: 6/24/2022 | 1:00:50 PM

Date Completed: 7/11/2022 | 6:14:05 PM

Private: macklinm@detroitmi.gov, tollivert@detroitmi.gov

Melva Macklin -6/24/2022 | 2:28:52 PM
macklinm@detroitmi.gov

The Detroit Pistons, through the Tom Gores Family Foundation has awarded the General Services Department with a non-cash donation of the construction of a community center at Rouge Park . The community center is valued at \$20,000,000. There is no match requirement. There is a Donation Authorization Form on file with the amount and details of the donation.