

EXHIBIT A

CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

Prepared by:

Richard A. Barr, Esq.
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

Draft: October 3, 2025

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

TABLE OF CONTENTS

I. INTRODUCTION	1
II. GENERAL PROVISIONS.....	2
A. Description of the Eligible Property (Section 13(2)(h)) and the Project.....	2
B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p)).....	3
C. Summary of Eligible Activities and Description of Costs (Section 13(2)(a), (b)) .	3
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))	5
E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Note or Bond Indebtedness (Section 13(2)(e))	6
F. Beginning Date of Capture and Duration of Tax Increment Revenues (Section (13)(2)(f); Abolishment or Termination of a Plan	8
G. Effective Date of Inclusion in Brownfield Plan.....	9
H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))	9
I. Local Brownfield Revolving Fund (“LBRF”) (Section 8; Section 13(2)(m)).....	9
J. State Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))	9
K. Developer’s Obligations, Representations and Warrants Section 13(2)(m)).....	10

ATTACHMENTS

- A. Site Maps
- B. Legal Description(s)
- C. Project Description
- D. Letters of Support
- E. Estimated Cost of Eligible Activities
- F. TIF Tables
- G. BSEED Acknowledgment and Receipt Environmental Documents
- H. Incentive Information Chart

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. Except as provided herein, 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 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 or its affiliate(s) or 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 or the DBRA and the Developer.

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. The Project contemplates that the Developer will request support for the development of the WNBA Facility through and the approval of a tax abatement under the Commercial Rehabilitation Act, P.A. 210 of 2005 (“PA 210”).

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 and/or are related to the addition or immaterial removal of amenities to the Project. Any material changes to what is identified in this Plan, 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 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, development and preparation of a brownfield plan and/or Act 381 work plan, brownfield plan implementation, other eligible activities and interest.

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

include environmental assessment and due care planning activities; response activities to properly manage contaminated soils and water on the property; vapor mitigation system (“VMS”) design, installation, oversight, and commissioning; installation of direct contact barriers, infiltration prevention liners, diversion barriers, and gasketing; demolition response activities and potential asbestos containing material abatement; site demolition and other demolition; removal and replacement of fill material; soil erosion management; storm water management features; and infrastructure improvements in rights of way, on property owned or controlled by the City, or improvements that are functionally connected to City-owned or controlled property. 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. Eligible activities costs in excess of the total amount stated in Attachment E will not be subject to reimbursement except as provided in a future amendment to this Plan approved by the governing body.

Unless otherwise agreed to in writing by the DBRA, the Project shall commence within eighteen (18) months after the date the governing body approves this Plan and 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 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 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 from the Property and all improvements to real and personal property on the Property from time to time 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 from the initial phases of work described in this Plan is attached as Attachment F. The 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:

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

Exhibit A
Former Uniroyal Site Redevelopment Project
Brownfield Redevelopment Plan

<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

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.

If agreed upon in writing by the Developer, the DBRA, and the applicable agency/department of the State of Michigan, the DBRA may incur note or bonded indebtedness to finance up to the full amount of approved eligible activities plus related costs.

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) shall under no circumstances exceed the Maximum Reimbursement.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 Project contemplates that the development entity of the WNBA Facility will request support through and 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. 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

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 will depend upon the total amount of other Eligible Activity costs incurred under this Plan.

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 no event, 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-l))**

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

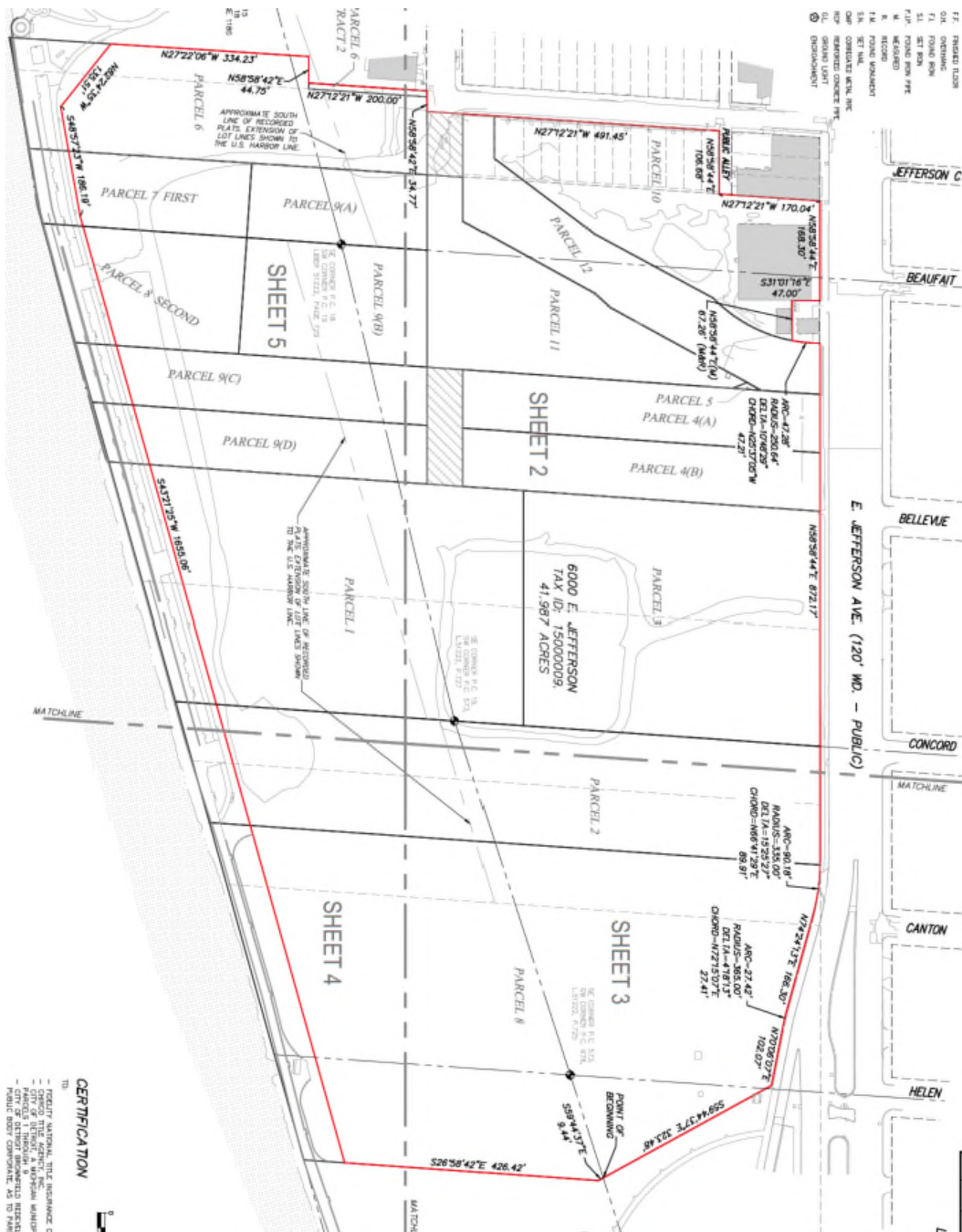
Site Maps



Exhibit A
Former Uniroyal Site Redevelopment Project
Brownfield Redevelopment Plan



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 re-use 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 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 practice facility. The WNBA practice 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 are also planned 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 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 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.

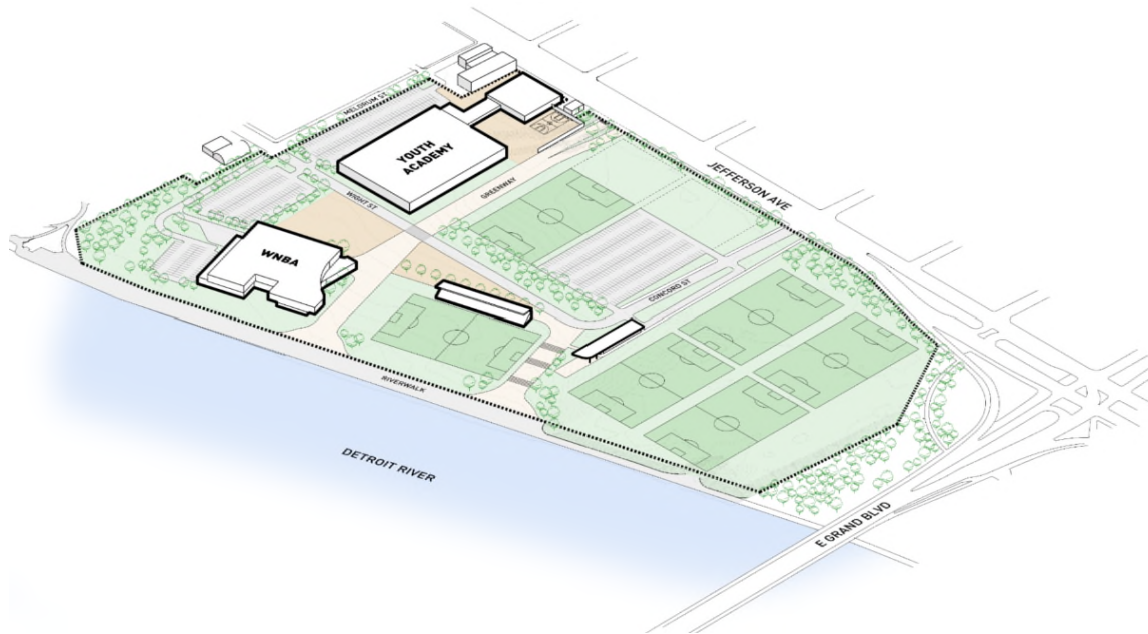
The campus is intended to serve as a national model for the advancement of youth and women's sports, providing and expanding access to essential recreational amenities and public programming for Detroit residents. The project will also serve as a regional youth

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.

Preliminary site programming



ATTACHMENT D

Letters of Support

See attached.

Exhibit A
Former Uniroyal Site Redevelopment Project
Brownfield Redevelopment Plan



Board of Directors

Matthew P. Cullen
Chairman

Ryan Sullivan
Interim CEO

Sandy Baruah
Marvin Beatty
Hon. Alisha Bell
John Blanchard
David Blaszkiewicz
M. Scott Bowen
Tanisha Bronaugh
Antoine Bryant
Mary Culler
Peter Cummings
Patrick Devlin
Bradley Dick
Eric Dietz
Hon. Garlin Gilchrist II
Steve Hamp
John Hartig
Jennifer Hudson-Parke
Hiram Jackson
Wendy Jackson
Kevin Johnson
Eric Larson
Robert Marans
David Massaron
Sonya Mays
LaTrice McClendon
Sarah McClure
Leona Medley
Claude Molinari
Mitchell Mondry
Marian Noland
Matthew Paul
Reimer Priestler
Michael Rafferty
Brian Rinehart
Amy Robinson
Pamela Rodgers
Maria Elena Rodriguez
Hon. Mary Sheffield
John W. Stroh, III
Margaret Trimer
Frank Venegas, Jr.
Laura Chavez Wazeerud-Din
Matthew Walters
Stephanie Washington
Scott Wickens

Emeritus

Penny Baller
Alicia Bradford
Robert A. Davis
Pat Doher
Mary Fleming
Cynthia Ford
George W. Jackson, Jr.
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 dark ink, appearing to read "Ryan Sullivan".

Ryan Sullivan
President & CEO

Exhibit A
Former Uniroyal Site Redevelopment Project
Brownfield Redevelopment Plan



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,

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

BOARD OF TRUSTEES
Chairman

Tarence Wheeler

Vice Chair

Michael Van Tull

Vice Chair

Debra Rush

Treasurer

Dubrece Miller

Secretary

Kimberly Batchelor Davis

Barbara Leake

Cathy Nedd

Charlena Echols

Christie Laster

Dan Pitera

Dr. E'lois Thomas

Hon. Teola Hunter

Jamaine Dickens

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](#)

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%)	<u>\$25,000</u>	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%)	<u>\$25,000</u>	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>
--	----------------------------

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

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
	Capture Year	0	0	0	0	1	2	3	4	5	6	7
	Abatement Year	0	1	2	3	4	5	6	7	8	9	10
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	*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
	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
School Capture		Millage Rate										
School Operating	18.0000	\$ -	\$ -	\$ -	\$ -	\$ 274,256	\$ 282,483	\$ 290,958	\$ 299,687	\$ 308,677	\$ 317,938	\$ 327,476
State Education	6.0000	\$ -	\$ -	\$ -	\$ -	\$ 91,419	\$ 94,161	\$ 96,986	\$ 99,896	\$ 102,892	\$ 105,979	\$ 109,159
School Total	24.0000	\$ -	\$ -	\$ -	\$ -	\$ 365,674	\$ 376,644	\$ 387,944	\$ 399,582	\$ 411,570	\$ 423,917	\$ 436,634
Local Capture		Millage Rate										
Wayne County Operating - Winter	0.9795	\$ -	\$ -	\$ -	\$ -	\$ 2,969	\$ 3,058	\$ 3,150	\$ 3,244	\$ 3,341	\$ 3,442	\$ 3,545
Wayne County Parks - Winter	0.2433	\$ -	\$ -	\$ -	\$ -	\$ 737	\$ 760	\$ 782	\$ 806	\$ 830	\$ 855	\$ 881
Wayne County Jail - Winter	0.9327	\$ -	\$ -	\$ -	\$ -	\$ 2,827	\$ 2,912	\$ 2,999	\$ 3,089	\$ 3,182	\$ 3,277	\$ 3,375
Wayne County RESA	0.0952	\$ -	\$ -	\$ -	\$ -	\$ 289	\$ 297	\$ 306	\$ 315	\$ 325	\$ 334	\$ 345
Wayne County RESA SP ED	3.3328	\$ -	\$ -	\$ -	\$ -	\$ 10,101	\$ 10,404	\$ 10,716	\$ 11,038	\$ 11,369	\$ 11,710	\$ 12,061
Wayne County Special RESA ENH	1.9708	\$ -	\$ -	\$ -	\$ -	\$ 5,973	\$ 6,152	\$ 6,337	\$ 6,527	\$ 6,723	\$ 6,925	\$ 7,132
General City Operating	19.8123	\$ -	\$ -	\$ -	\$ -	\$ 60,048	\$ 61,850	\$ 63,705	\$ 65,616	\$ 67,585	\$ 69,612	\$ 71,701
Library	4.5982	\$ -	\$ -	\$ -	\$ -	\$ 13,936	\$ 14,355	\$ 14,785	\$ 15,229	\$ 15,686	\$ 16,156	\$ 16,641
Wayne County Operating - Summer	5.5622	\$ -	\$ -	\$ -	\$ -	\$ 16,858	\$ 17,364	\$ 17,885	\$ 18,421	\$ 18,974	\$ 19,543	\$ 20,130
Huron Clinton Metropolitan Authority (HCMA)	0.2062	\$ -	\$ -	\$ -	\$ -	\$ 625	\$ 644	\$ 663	\$ 683	\$ 703	\$ 725	\$ 746
Wayne County Community College	3.2043	\$ -	\$ -	\$ -	\$ -	\$ 9,712	\$ 10,003	\$ 10,303	\$ 10,612	\$ 10,931	\$ 11,259	\$ 11,596
Local Total	40.9375	\$ -	\$ -	\$ -	\$ -	\$ 124,076	\$ 127,798	\$ 131,632	\$ 135,581	\$ 139,648	\$ 143,838	\$ 148,153
Non-Capturable Millages		Millage Rate										
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ 39,401	\$ 40,583	\$ 41,801	\$ 43,055	\$ 44,346	\$ 45,677	\$ 47,047
Bond Debt	4.0000	\$ -	\$ -	\$ -	\$ -	\$ 12,123	\$ 12,487	\$ 12,862	\$ 13,248	\$ 13,645	\$ 14,054	\$ 14,476
DIA Tax	0.1979	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 618	\$ 636	\$ 655	\$ 675	\$ 695	\$ 716
Zoo Tax	0.0988	\$ -	\$ -	\$ -	\$ -	\$ 299	\$ 308	\$ 318	\$ 327	\$ 337	\$ 347	\$ 358
Total Non-Capturable Taxes	17.2967	\$ -	\$ -	\$ -	\$ -	\$ 52,424	\$ 53,997	\$ 55,616	\$ 57,285	\$ 59,004	\$ 60,774	\$ 62,597
Total Tax Increment Revenue (TIR) Available for Capture		\$ -	\$ -	\$ -	\$ -	\$ 489,750	\$ 504,443	\$ 519,576	\$ 535,163	\$ 551,218	\$ 567,755	\$ 584,787

Uniroyal Site

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate:		3.00%											
		Plan Year	11	12	13	14	15	16	17	18	19	20	21
		Capture Year	8	9	10	11	12	13	14	15	16	17	18
		Abatement Year	11	12	13	14	0	0	0	0	0	0	0
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046		
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 18,738,884	\$ 19,301,051	\$ 19,880,082	\$ 20,476,485	\$ 21,090,779	\$ 21,723,502	\$ 22,375,208	\$ 23,046,464	\$ 23,737,858	\$ 24,449,993	\$ 25,183,493		
Incremental Difference (New TV - Base TV)	\$ 18,738,884	\$ 19,301,051	\$ 19,880,082	\$ 20,476,485	\$ 21,090,779	\$ 21,723,502	\$ 22,375,208	\$ 23,046,464	\$ 23,737,858	\$ 24,449,993	\$ 25,183,493		
School Capture	Millage Rate												
School Operating	18.0000	\$ 337,300	\$ 347,419	\$ 357,841	\$ 368,577	\$ 379,634	\$ 391,023	\$ 402,754	\$ 414,836	\$ 427,281	\$ 440,100	\$ 453,303	
State Education	6.0000	\$ 112,433	\$ 115,806	\$ 119,280	\$ 122,859	\$ 126,545	\$ 130,341	\$ 134,251	\$ 138,279	\$ 142,427	\$ 146,700	\$ 151,101	
School Total	24.0000	\$ 449,733	\$ 463,225	\$ 477,122	\$ 491,436	\$ 506,179	\$ 521,364	\$ 537,005	\$ 553,115	\$ 569,709	\$ 586,800	\$ 604,404	
Local Capture	Millage Rate												
Wayne County Operating - Winter	0.9795	\$ 3,651	\$ 3,761	\$ 3,874	\$ 3,990	\$ 20,658	\$ 21,278	\$ 21,917	\$ 22,574	\$ 23,251	\$ 23,949	\$ 24,667	
Wayne County Parks - Winter	0.2433	\$ 907	\$ 934	\$ 962	\$ 991	\$ 5,131	\$ 5,285	\$ 5,444	\$ 5,607	\$ 5,775	\$ 5,949	\$ 6,127	
Wayne County Jail - Winter	0.9327	\$ 3,477	\$ 3,581	\$ 3,688	\$ 3,799	\$ 19,671	\$ 20,262	\$ 20,869	\$ 21,495	\$ 22,140	\$ 22,805	\$ 23,489	
Wayne County RESA	0.0952	\$ 355	\$ 366	\$ 376	\$ 388	\$ 2,008	\$ 2,068	\$ 2,130	\$ 2,194	\$ 2,260	\$ 2,328	\$ 2,397	
Wayne County RESA SP ED	3.3328	\$ 12,423	\$ 12,796	\$ 13,180	\$ 13,575	\$ 70,291	\$ 72,400	\$ 74,572	\$ 76,809	\$ 79,114	\$ 81,487	\$ 83,932	
Wayne County Special RESA ENH	1.9708	\$ 7,346	\$ 7,567	\$ 7,794	\$ 8,028	\$ 41,566	\$ 42,813	\$ 44,097	\$ 45,420	\$ 46,783	\$ 48,186	\$ 49,632	
General City Operating	19.8123	\$ 73,852	\$ 76,067	\$ 78,349	\$ 80,700	\$ 417,857	\$ 430,393	\$ 443,304	\$ 456,603	\$ 470,302	\$ 484,411	\$ 498,943	
Library	4.5982	\$ 17,140	\$ 17,654	\$ 18,184	\$ 18,729	\$ 96,980	\$ 99,889	\$ 102,886	\$ 105,972	\$ 109,151	\$ 112,426	\$ 115,799	
Wayne County Operating - Summer	5.5622	\$ 20,734	\$ 21,356	\$ 21,996	\$ 22,656	\$ 117,311	\$ 120,830	\$ 124,455	\$ 128,189	\$ 132,035	\$ 135,996	\$ 140,076	
Huron Clinton Metropolitan Authority (HCMA)	0.2062	\$ 769	\$ 792	\$ 815	\$ 840	\$ 4,349	\$ 4,479	\$ 4,614	\$ 4,752	\$ 4,895	\$ 5,042	\$ 5,193	
Wayne County Community College	3.2043	\$ 11,944	\$ 12,303	\$ 12,672	\$ 13,052	\$ 67,581	\$ 69,609	\$ 71,697	\$ 73,848	\$ 76,063	\$ 78,345	\$ 80,695	
Local Total	40.9375	\$ 152,598	\$ 157,176	\$ 161,891	\$ 166,748	\$ 863,404	\$ 889,306	\$ 915,985	\$ 943,465	\$ 971,769	\$ 1,000,922	\$ 1,030,949	
Non-Capturable Millages	Millage Rate												
School Debt	13.0000	\$ 48,458	\$ 49,912	\$ 51,410	\$ 52,952	\$ 274,180	\$ 282,406	\$ 290,878	\$ 299,604	\$ 308,592	\$ 317,850	\$ 327,385	
Bond Debt	4.0000	\$ 14,910	\$ 15,358	\$ 15,818	\$ 16,293	\$ 84,363	\$ 86,894	\$ 89,501	\$ 92,186	\$ 94,951	\$ 97,800	\$ 100,734	
DIA Tax	0.1979	\$ 738	\$ 760	\$ 783	\$ 806	\$ 4,174	\$ 4,299	\$ 4,428	\$ 4,561	\$ 4,698	\$ 4,839	\$ 4,984	
Zoo Tax	0.0988	\$ 368	\$ 379	\$ 391	\$ 402	\$ 2,084	\$ 2,146	\$ 2,211	\$ 2,277	\$ 2,345	\$ 2,416	\$ 2,488	
Total Non-Capturable Taxes	17.2967	\$ 64,475	\$ 66,409	\$ 68,401	\$ 70,453	\$ 364,801	\$ 375,745	\$ 387,017	\$ 398,628	\$ 410,587	\$ 422,904	\$ 435,591	
Total Tax Increment Revenue (TIR) Available for Capture		\$ 602,331	\$ 620,401	\$ 639,013	\$ 658,183	\$ 1,369,582	\$ 1,410,670	\$ 1,452,990	\$ 1,496,580	\$ 1,541,477	\$ 1,587,721	\$ 1,635,353	

Uniroyal Site

TIF Tables - Total

Estimated Taxable Value (TV) Increase Rate:

3.00%

	Plan Year	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
	Capture Year	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	Abatement Year	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL
	Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
	*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated New TV	\$ 25,938,998	\$ 26,717,168	\$ 27,518,683	\$ 28,344,243	\$ 29,194,571	\$ 30,070,408	\$ 30,972,520	\$ 31,901,696	\$ 32,858,747	\$ 33,844,509	\$ 34,859,844	\$ 35,905,640	\$ -
	Incremental Difference (New TV - Base TV)	\$ 25,938,998	\$ 26,717,168	\$ 27,518,683	\$ 28,344,243	\$ 29,194,571	\$ 30,070,408	\$ 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	\$ 466,902	\$ 480,909	\$ 495,336	\$ 510,196	\$ 525,502	\$ 541,267	\$ 557,505	\$ 574,231	\$ 591,457	\$ 609,201	\$ 627,477	\$ 646,302	\$ 13,047,829
State Education	6.0000	\$ 155,634	\$ 160,303	\$ 165,112	\$ 170,065	\$ 175,167	\$ 180,422	\$ 185,835	\$ 191,410	\$ 197,152	\$ 203,067	\$ 209,159	\$ 215,434	\$ 4,349,276
School Total	24.0000	\$ 622,536	\$ 641,212	\$ 660,448	\$ 680,262	\$ 700,670	\$ 721,690	\$ 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	\$ 25,407	\$ 26,169	\$ 26,955	\$ 27,763	\$ 28,596	\$ 29,454	\$ 30,338	\$ 31,248	\$ 32,185	\$ 33,151	\$ 34,145	\$ 35,170	\$ 556,898
Wayne County Parks - Winter	0.2433	\$ 6,311	\$ 6,500	\$ 6,695	\$ 6,896	\$ 7,103	\$ 7,316	\$ 7,536	\$ 7,762	\$ 7,995	\$ 8,234	\$ 8,481	\$ 8,736	\$ 138,329
Wayne County Jail - Winter	0.9327	\$ 24,193	\$ 24,919	\$ 25,667	\$ 26,437	\$ 27,230	\$ 28,047	\$ 28,888	\$ 29,755	\$ 30,647	\$ 31,567	\$ 32,514	\$ 33,489	\$ 530,289
Wayne County RESA	0.0952	\$ 2,469	\$ 2,543	\$ 2,620	\$ 2,698	\$ 2,779	\$ 2,863	\$ 2,949	\$ 3,037	\$ 3,128	\$ 3,222	\$ 3,319	\$ 3,418	\$ 54,126
Wayne County RESA SP ED	3.3328	\$ 86,449	\$ 89,043	\$ 91,714	\$ 94,466	\$ 97,300	\$ 100,219	\$ 103,225	\$ 106,322	\$ 109,512	\$ 112,797	\$ 116,181	\$ 119,666	\$ 1,894,873
Wayne County Special RESA ENH	1.9708	\$ 51,121	\$ 52,654	\$ 54,234	\$ 55,861	\$ 57,537	\$ 59,263	\$ 61,041	\$ 62,872	\$ 64,758	\$ 66,701	\$ 68,702	\$ 70,763	\$ 1,120,504
General City Operating	19.8123	\$ 513,911	\$ 529,329	\$ 545,208	\$ 561,565	\$ 578,412	\$ 595,764	\$ 613,637	\$ 632,046	\$ 651,007	\$ 670,538	\$ 690,654	\$ 711,373	\$ 11,264,342
Library	4.5982	\$ 119,273	\$ 122,851	\$ 126,536	\$ 130,333	\$ 134,242	\$ 138,270	\$ 142,418	\$ 146,690	\$ 151,091	\$ 155,624	\$ 160,293	\$ 165,101	\$ 2,614,320
Wayne County Operating - Summer	5.5622	\$ 144,278	\$ 148,606	\$ 153,064	\$ 157,656	\$ 162,386	\$ 167,258	\$ 172,275	\$ 177,444	\$ 182,767	\$ 188,250	\$ 193,897	\$ 199,714	\$ 3,162,405
Huron Clinton Metropolitan Authority (HCMA)	0.2062	\$ 5,349	\$ 5,509	\$ 5,674	\$ 5,845	\$ 6,020	\$ 6,201	\$ 6,387	\$ 6,578	\$ 6,775	\$ 6,979	\$ 7,188	\$ 7,404	\$ 117,236
Wayne County Community College	3.2043	\$ 83,116	\$ 85,610	\$ 88,178	\$ 90,823	\$ 93,548	\$ 96,355	\$ 99,245	\$ 102,223	\$ 105,289	\$ 108,448	\$ 111,701	\$ 115,052	\$ 1,821,814
Local Total	40.9375	\$ 1,061,878	\$ 1,093,734	\$ 1,126,546	\$ 1,160,342	\$ 1,195,153	\$ 1,231,007	\$ 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	\$ 337,207	\$ 347,323	\$ 357,743	\$ 368,475	\$ 379,529	\$ 390,915	\$ 402,643	\$ 414,722	\$ 427,164	\$ 439,979	\$ 453,178	\$ 466,773	\$ 7,391,188
Bond Debt	4.0000	\$ 103,756	\$ 106,869	\$ 110,075	\$ 113,377	\$ 116,778	\$ 120,282	\$ 123,890	\$ 127,607	\$ 131,435	\$ 135,378	\$ 139,439	\$ 143,623	\$ 2,274,212
DIA Tax	0.1979	\$ 5,133	\$ 5,287	\$ 5,446	\$ 5,609	\$ 5,778	\$ 5,951	\$ 6,129	\$ 6,313	\$ 6,503	\$ 6,698	\$ 6,899	\$ 7,106	\$ 112,517
Zoo Tax	0.0988	\$ 2,563	\$ 2,640	\$ 2,719	\$ 2,800	\$ 2,884	\$ 2,971	\$ 3,060	\$ 3,152	\$ 3,246	\$ 3,344	\$ 3,444	\$ 3,547	\$ 56,173
Total Non-Capturable Taxes	17.2967	\$ 448,659	\$ 462,119	\$ 475,982	\$ 490,262	\$ 504,970	\$ 520,119	\$ 535,722	\$ 551,794	\$ 568,348	\$ 585,398	\$ 602,960	\$ 621,049	\$ 9,834,090
Total Tax Increment Revenue (TIR) Available for Capture		\$ 1,684,414	\$ 1,734,946	\$ 1,786,994	\$ 1,840,604	\$ 1,895,822	\$ 1,952,697	\$ 2,011,278	\$ 2,071,616	\$ 2,133,765	\$ 2,197,778	\$ 2,263,711	\$ 2,331,622	\$ 40,672,241

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	
	Capture Year	0	0	0	0	1	2	3	4	5	6	7	
	Abatement Year	0	1	2	3	4	5	6	7	8	9	10	
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total State Incremental Revenue	\$	-	\$	-	\$	-	\$ 365,674	\$ 376,644	\$ 387,944	\$ 399,582	\$ 411,570	\$ 423,917	\$ 436,634
State Brownfield Redevelopment Fund (50% of SET)	\$	-	\$	-	\$	-	\$ (45,709)	\$ (47,081)	\$ (48,493)	\$ (49,948)	\$ (51,446)	\$ (52,990)	\$ (54,579)
State TIR Available for Reimbursement	\$	-	\$	-	\$	-	\$ 319,965	\$ 329,564	\$ 339,451	\$ 349,634	\$ 360,123	\$ 370,927	\$ 382,055
Total Local Incremental Revenue	\$	-	\$	-	\$	-	\$ 124,076	\$ 127,798	\$ 131,632	\$ 135,581	\$ 139,648	\$ 143,838	\$ 148,153
DBRA Administrative Fee*	\$	-	\$	-	\$	-	\$ (73,463)	\$ (75,666)	\$ (77,936)	\$ (80,274)	\$ (82,683)	\$ (85,163)	\$ (87,718)
Local TIR Available for Reimbursement	\$	-	\$	-	\$	-	\$ 50,613	\$ 52,132	\$ 53,696	\$ 55,307	\$ 56,966	\$ 58,675	\$ 60,435
Total State & Local TIR Available	\$	-	\$	-	\$	-	\$ 370,578	\$ 381,696	\$ 393,146	\$ 404,941	\$ 417,089	\$ 429,602	\$ 442,490
DEVELOPER	Beginning Balance												
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	
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	
State Tax Reimbursement	\$ 11,644,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236,854	\$ 243,959	\$ 251,278	\$ 258,816	\$ 266,581	\$ 274,578	\$ 282,816
Local Tax Reimbursement	\$ 13,905,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,466	\$ 38,590	\$ 39,748	\$ 40,941	\$ 42,169	\$ 43,434	\$ 44,737
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
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	
State Tax Reimbursement	\$ 4,086,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,111	\$ 85,605	\$ 88,173	\$ 90,818	\$ 93,543	\$ 96,349	\$ 99,239
Local Tax Reimbursement	\$ 4,879,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,147	\$ 13,541	\$ 13,948	\$ 14,366	\$ 14,797	\$ 15,241	\$ 15,698
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
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
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

	11	12	13	14	15	16	17	18	19	20	21
	8	9	10	11	12	13	14	15	16	17	18
	11	12	13	14	0	0	0	0	0	0	0
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Total State Incremental Revenue	\$ 449,733	\$ 463,225	\$ 477,122	\$ 491,436	\$ 506,179	\$ 521,364	\$ 537,005	\$ 553,115	\$ 569,709	\$ 586,800	\$ 604,404
State Brownfield Redevelopment Fund (50% of SET)	\$ (56,217)	\$ (57,903)	\$ (59,640)	\$ (61,429)	\$ (63,272)	\$ (65,171)	\$ (67,126)	\$ (69,139)	\$ (71,214)	\$ (73,350)	\$ (75,550)
State TIR Available for Reimbursement	\$ 393,517	\$ 405,322	\$ 417,482	\$ 430,006	\$ 442,906	\$ 456,194	\$ 469,879	\$ 483,976	\$ 498,495	\$ 513,450	\$ 528,853
Total Local Incremental Revenue	\$ 152,598	\$ 157,176	\$ 161,891	\$ 166,748	\$ 863,404	\$ 889,306	\$ 915,985	\$ 943,465	\$ 971,769	\$ 1,000,922	\$ 1,030,949
DBRA Administrative Fee*	\$ (90,350)	\$ (93,060)	\$ (95,852)	\$ (98,727)	\$ (155,422)	\$ (158,530)	\$ (161,701)	\$ (164,935)	\$ (168,234)	\$ (171,598)	\$ (175,030)
Local TIR Available for Reimbursement	\$ 62,248	\$ 64,115	\$ 66,039	\$ 68,020	\$ 707,982	\$ 730,776	\$ 754,284	\$ 778,530	\$ 803,535	\$ 829,323	\$ 855,919
Total State & Local TIR Available	\$ 455,765	\$ 469,437	\$ 483,521	\$ 498,026	\$ 1,150,888	\$ 1,186,969	\$ 1,224,164	\$ 1,262,506	\$ 1,302,030	\$ 1,342,773	\$ 1,384,772

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 31,219,595	\$ 30,750,158	\$ 30,266,637	\$ 29,768,611	\$ 28,617,723	\$ 27,430,754	\$ 26,206,590	\$ 24,944,085	\$ 23,642,055	\$ 22,299,281	\$ 20,914,509
---------------------------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------

MSF Non-Environmental Costs	\$ 23,447,642	\$ 23,110,263	\$ 22,762,762	\$ 22,404,837	\$ 22,036,174	\$ 21,184,230	\$ 20,305,578	\$ 19,399,392	\$ 18,464,824	\$ 17,500,998	\$ 16,507,012
State Tax Reimbursement	\$ 291,300	\$ 300,039	\$ 309,040	\$ 318,311	\$ 327,861	\$ 337,697	\$ 347,828	\$ 358,262	\$ 369,010	\$ 380,081	\$ 391,483
Local Tax Reimbursement	\$ 46,079	\$ 47,461	\$ 48,885	\$ 50,352	\$ 524,083	\$ 540,956	\$ 558,358	\$ 576,306	\$ 594,816	\$ 613,906	\$ 633,593
Total MSF Reimbursement Balance	\$ 23,110,263	\$ 22,762,762	\$ 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
EGLE Environmental Costs	\$ 8,227,718	\$ 8,109,333	\$ 7,987,396	\$ 7,861,801	\$ 7,732,438	\$ 7,433,493	\$ 7,125,176	\$ 6,807,198	\$ 6,479,260	\$ 6,141,056	\$ 5,792,269
State Tax Reimbursement	\$ 102,216	\$ 105,283	\$ 108,441	\$ 111,695	\$ 115,046	\$ 118,497	\$ 122,052	\$ 125,713	\$ 129,485	\$ 133,369	\$ 137,370
Local Tax Reimbursement	\$ 16,169	\$ 16,654	\$ 17,154	\$ 17,668	\$ 183,899	\$ 189,820	\$ 195,926	\$ 202,224	\$ 208,719	\$ 215,418	\$ 222,326
Total EGLE Reimbursement Balance	\$ 8,109,333	\$ 7,987,396	\$ 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
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 455,765	\$ 469,437	\$ 483,521	\$ 498,026	\$ 1,150,888	\$ 1,186,969	\$ 1,224,164	\$ 1,262,506	\$ 1,302,030	\$ 1,342,773	\$ 1,384,772

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

	22	23	24	25	26	27	28	29	30	31	32	33	
	19	20	21	22	23	24	25	26	27	28	29	30	
	0	0	0	0	0	0	0	0	0	0	0	0	
	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	TOTAL
Total State Incremental Revenue	\$ 622,536	\$ 641,212	\$ 660,448	\$ 680,262	\$ 700,670	\$ 721,690	\$ 743,340	\$ 765,641	\$ 788,610	\$ 812,268	\$ 836,636	\$ 861,735	\$ 17,397,105
State Brownfield Redevelopment Fund (50% of SET)	\$ (77,817)	\$ (80,152)	\$ (82,556)	\$ (85,033)	\$ (87,584)	\$ (90,211)	\$ (92,918)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,666,527)
State TIR Available for Reimbursement	\$ 544,719	\$ 561,061	\$ 577,892	\$ 595,229	\$ 613,086	\$ 631,479	\$ 650,423	\$ 765,641	\$ 788,610	\$ 812,268	\$ 836,636	\$ 861,735	\$ 15,730,578
Total Local Incremental Revenue	\$ 1,061,878	\$ 1,093,734	\$ 1,126,546	\$ 1,160,342	\$ 1,195,153	\$ 1,231,007	\$ 1,267,938	\$ 1,305,976	\$ 1,345,155	\$ 1,385,510	\$ 1,427,075	\$ 1,469,887	\$ 23,275,136
DBRA Administrative Fee*	\$ (178,531)	\$ (182,101)	\$ (185,743)	\$ (189,458)	\$ (193,247)	\$ (197,112)	\$ (201,055)	\$ (205,076)	\$ (209,177)	\$ (213,361)	\$ (217,628)	\$ (221,981)	\$ (4,490,813)
Local TIR Available for Reimbursement	\$ 883,347	\$ 911,633	\$ 940,803	\$ 970,884	\$ 1,001,905	\$ 1,033,895	\$ 1,066,883	\$ 1,100,900	\$ 1,135,978	\$ 1,172,149	\$ 1,209,447	\$ 1,247,907	\$ 18,784,323
Total State & Local TIR Available	\$ 1,428,066	\$ 1,472,693	\$ 1,518,695	\$ 1,566,113	\$ 1,614,991	\$ 1,665,373	\$ 1,717,306	\$ 1,866,541	\$ 1,924,588	\$ 1,984,417	\$ 2,046,083	\$ 2,109,642	\$ 34,514,901
DEVELOPER													
DEVELOPER Reimbursement Balance	\$ 19,486,443	\$ 18,013,750	\$ 16,495,055	\$ 14,928,941	\$ 13,313,950	\$ 11,648,577	\$ 9,931,271	\$ 8,064,730	\$ 6,140,143	\$ 4,155,726	\$ 2,109,643	\$ 1	

MSF Non-Environmental Costs													
MSF Non-Environmental Costs	\$ 15,481,936	\$ 14,424,813	\$ 13,334,654	\$ 12,210,442	\$ 11,051,128	\$ 9,855,633	\$ 8,622,843	\$ 7,351,610	\$ 5,969,906	\$ 4,545,232	\$ 3,076,270	\$ 1,561,660	
State Tax Reimbursement	\$ 403,227	\$ 415,324	\$ 427,784	\$ 440,618	\$ 453,836	\$ 467,451	\$ 481,475	\$ 566,764	\$ 583,767	\$ 601,280	\$ 619,319	\$ 637,898	\$ 11,644,539
Local Tax Reimbursement	\$ 653,896	\$ 674,835	\$ 696,428	\$ 718,696	\$ 741,659	\$ 765,339	\$ 789,759	\$ 814,940	\$ 840,906	\$ 867,682	\$ 895,291	\$ 683,813	\$ 13,665,122
Total MSF Reimbursement Balance	\$ 14,424,813	\$ 13,334,654	\$ 12,210,442	\$ 11,051,128	\$ 9,855,633	\$ 8,622,843	\$ 7,351,610	\$ 5,969,906	\$ 4,545,232	\$ 3,076,270	\$ 1,561,660	\$ 239,948	
EGLE Environmental Costs													
EGLE Environmental Costs	\$ 5,432,572	\$ 5,061,630	\$ 4,679,096	\$ 4,284,613	\$ 3,877,813	\$ 3,458,317	\$ 3,025,734	\$ 2,579,661	\$ 2,094,825	\$ 1,594,911	\$ 1,079,455	\$ 547,983	
State Tax Reimbursement	\$ 141,491	\$ 145,736	\$ 150,108	\$ 154,612	\$ 159,250	\$ 164,027	\$ 168,948	\$ 198,876	\$ 204,843	\$ 210,988	\$ 217,317	\$ 223,837	\$ 4,086,039
Local Tax Reimbursement	\$ 229,451	\$ 236,798	\$ 244,375	\$ 252,188	\$ 260,246	\$ 268,556	\$ 277,124	\$ 285,960	\$ 295,072	\$ 304,467	\$ 314,155	\$ 324,145	\$ 4,879,254
Total EGLE Reimbursement Balance	\$ 5,061,630	\$ 4,679,096	\$ 4,284,613	\$ 3,877,813	\$ 3,458,317	\$ 3,025,734	\$ 2,579,661	\$ 2,094,825	\$ 1,594,911	\$ 1,079,455	\$ 547,983	\$ 0	
Local Only Costs													
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 1,428,066	\$ 1,472,693	\$ 1,518,695	\$ 1,566,113	\$ 1,614,991	\$ 1,665,373	\$ 1,717,306	\$ 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 - 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

		A	B = J (Prior Year)	C = I (Prior Year)	D = -MIN(A , B)	E	F = B * E	G = -MIN(A+D, C+F)	H = F + G	I = C + G + H	J = B + D
Year	Plan Year	WNBA TIF Reimbursement	BOP Site Eligible Activities Outstanding	BOP Eligible Interest Outstanding	Principal Repayment	Interest Rate	Interest Payable	Interest Payment	Interest Accrued	EOP Eligible Interest Outstanding	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	\$ -
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.