



BROWNFIELD PLAN PRESENTATION

DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

Local Public Hearing

6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Plan

Wednesday, October 15, 2025



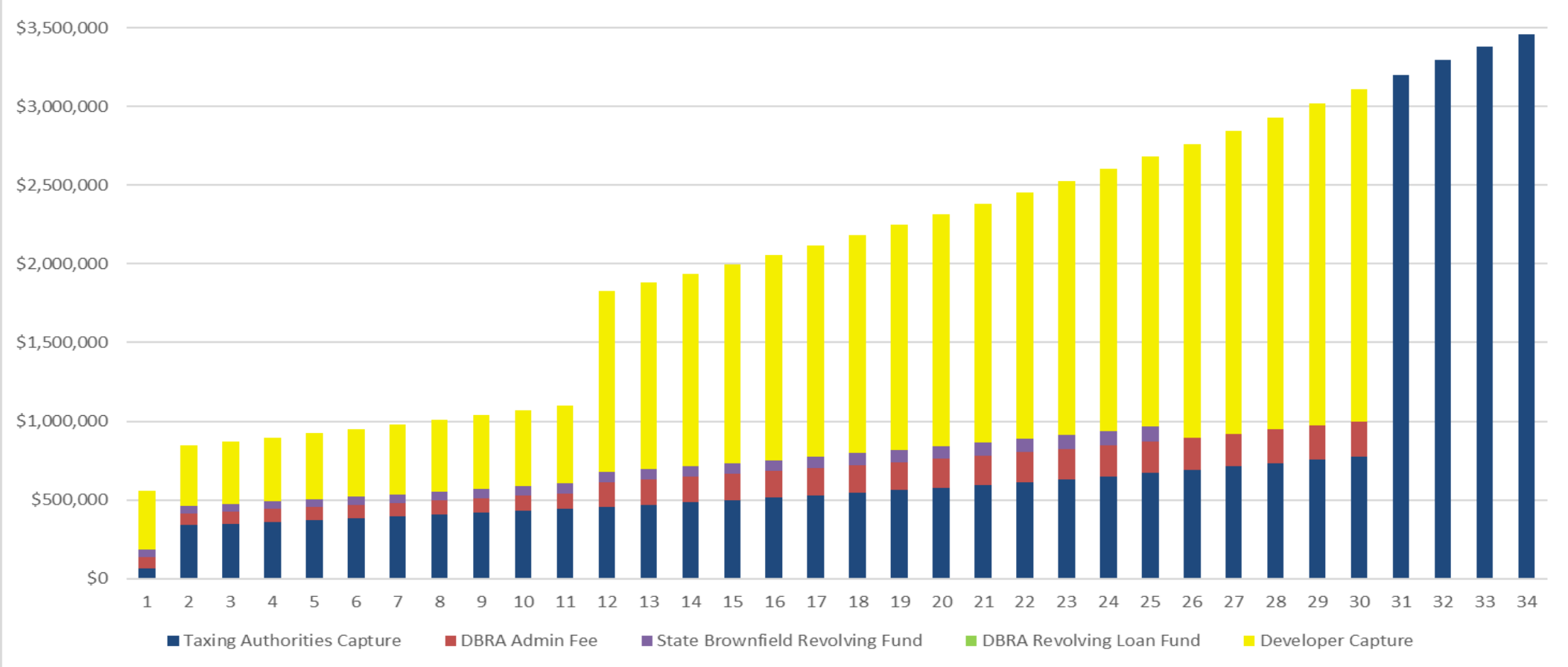
Questions and Public Comment

- **Public Comment? Public Comments are limited to two (2) minutes. Public Comment can also be submitted by emailing Cora Capler at ccapler@degc.org. Public Comment submitted in writing will be included with the public hearing minutes which will be submitted to the DBRA Board of Directors and Detroit City Council.**
- **Additional questions? Please feel free to email Cora Capler at ccapler@degc.org.**



6000 East Jefferson Avenue Brownfield Plan | TIF Chart

6000 East Jefferson Avenue TIF Chart



- **A tax incentive designed to help level the playing field between undeveloped properties on the edge of the suburbs and redeveloping properties in core communities.**
- **Brownfield Tax Increment Financing (TIF) works at its simplest by freezing taxes at the pre-renovated rate (blue bars).**
- **Developer captures the difference of the increase in tax value, the Increment (yellow bars).**

- **Developer pays for all eligible costs upfront and submits all costs to DBRA which reviews for:**
 - **Eligibility**
 - **Reasonableness**
 - **Compliance with City, State & Federal regulations**
- **Developer is then paid back via TIF annually over time – 30 year maximum.**
- **When developer is fully paid back (end of yellow bars) the Brownfield Plan “sunset” and all governments receive full tax capture (tall blue bars towards the right).**



Tax Increment Financing

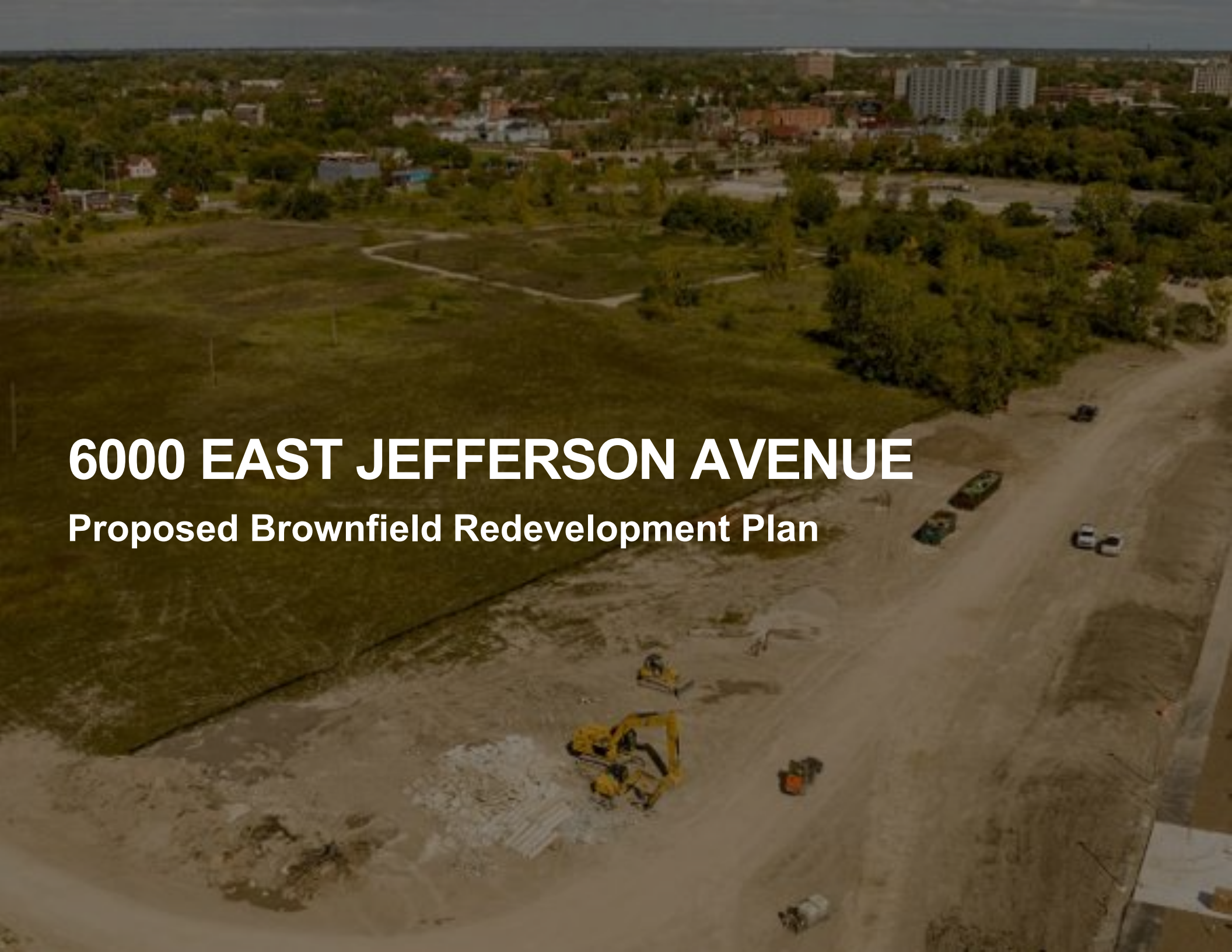
- **9 Member Board of Directors**
 - **Assisted by a 9-member Community Advisory Committee**
- **Local public hearing to receive comment regarding the brownfield plan which will then be submitted to the Board of Directors and Detroit City Council.**
- **Public Hearing at Detroit City Council's Planning and Economic Development Standing Committee.**
- **City Council Final Vote.**



6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Plan

**PUBLIC ACT
381**



An aerial photograph showing a large, cleared brownfield area in the foreground, with a yellow excavator and other construction equipment visible. The background features a dense urban landscape with various buildings, including a prominent multi-story apartment complex, and a line of trees. The text "6000 EAST JEFFERSON AVENUE" and "Proposed Brownfield Redevelopment Plan" is overlaid on the image.

6000 EAST JEFFERSON AVENUE

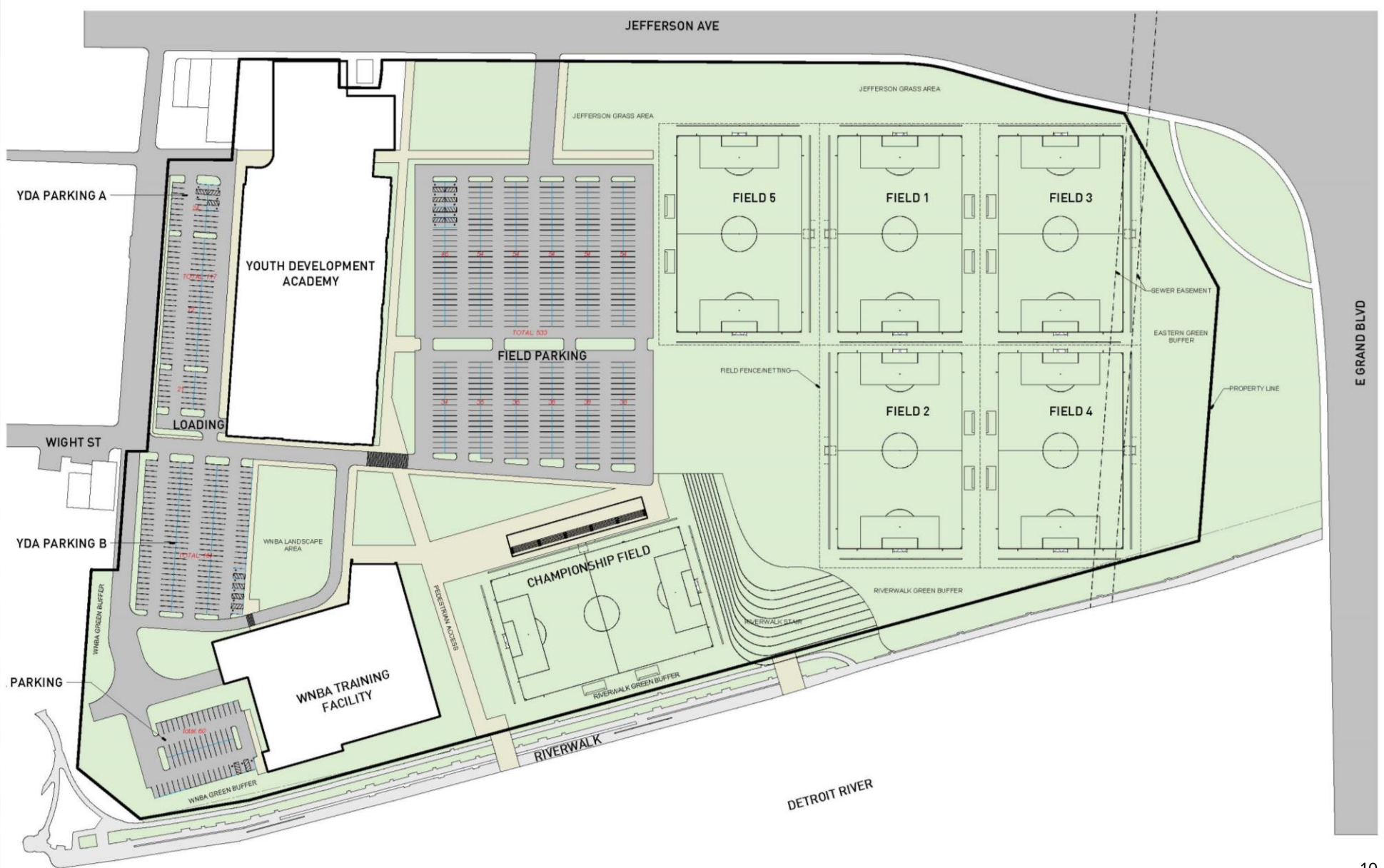
Proposed Brownfield Redevelopment Plan

Project Vision



1. Revitalizes a long-blighted site with meaningful investment and care
2. Creates a vibrant hub for women's professional basketball and youth sports
3. Chosen for its size and potential to support both a WNBA facility and a Youth Development Academy—with space for training, growth, and regional tournaments
4. Welcomes families and the public with accessibility and connection to the riverwalk, open space and future inclusive programming
5. Gives back to Detroit by turning a challenging site into a place of pride, growth, and opportunity
6. Aiming to open in 2029

Site Context



Public Hearing Schedule

Additional public hearings to be held related to the 6000 E. Jefferson project.

Hearings	Date
Detroit Brownfield Redevelopment Authority (DBRA) Board	Wednesday, October 8 th
DBRA Community Advisory Committee (CAC)	Wednesday, October 8 th
DBRA Community Advisory Committee (CAC)	Thursday, October 16 th
Public Information Session	Monday, October 20 th
DBRA Board	Wednesday, October 22 nd
City Council Planning and Economic Development Subcommittee	Thursday, October 30 th
City Council Planning and Economic Development Subcommittee	Thursday, November 13 th
City Council of the Whole	Tuesday, November 18 th
City Council of the Whole	Tuesday, November 25 th

Dates may be subject to change based on City Council agenda availability.

Letters of Support

1. Boys and Girls Club of Southeastern Michigan
2. Brix Wine
3. Carpenters and Millwrights
4. College Career & Beyond | Midnight Golf Program
5. Community Foundation for Southeast Michigan
6. Cred Café
7. Detroit PAL
8. Detroit Riverfront Conservancy
9. Eastside Community Network
10. Franklin Wright Settlements
11. Gregory McKenzie of Alkebu-lan Village
12. Henry Ford Health
13. Ivy Kitchen
14. YMCA Detroit



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QUESTIONS?



Brian Vosburg

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BROWNFIELD
REDEVELOPMENT**

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