DBRA
CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
500 Griswold, Suite 2200
Detroit, MI 48226

DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 8, 2025
4:00 PM

BOARD MEMBERS PRESENT:
John George
Amanda Elias
Jose Lemus
Crystal Gilbert-Rogers
Eric Dueweke

BOARD MEMBERS ABSENT:
Pamela McClain
Sonya Mays
Edwina King
Maggie DeSantis

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Derrick Headd (DEGC/DBRA)
Rebecca Navin (DEGC/DBRA)
Glen Long (DEGC/DBRA)
Jean Belanger (DEGC/DBRA)
David Howell (DEGC)
Lanard Ingram (DEGC)
Russell Estill (DEGC)
Nasri Sobh (DEGC)
Raquel Figueroa (DEGC)
Ed Siegel (JacobsStreet)
Sara Jo Shipley (Pinchin)
Hiram Jackson (Latimer Ashley)
Kyle Morton (Ashley Capital)
Gisel Arriaya Barrios (Detroit City Council District 6)
Brittney Hoszkiw (City of Detroit, Mayor's Office)
Sam Rouse (PMR/ W – Detroit)
Owen Laverty (PMR/ W – Detroit)
Richard Barr (Honigman)
Corey Levin (Honigman)
Stefen Welch (Pistons)
Richard Haddad (Pistons)
Erinn Harris (City of Detroit)
Jonas Freeman (City of Detroit)
Brandon Lockhart (City of Detroit, Mayor's Office)
Adam Patton (Pinchin)
Dan Gough (EGLE)
Councilmember Gabriela Santiago–Romero (Detroit City Council)
Kevin Grigg (Detroit Pistons)
Sarah Boyd (Detroit Pistons)
Jake Austermann (Plante Moran)
Evan Lewandowski (DCFC)
John Perkins
Monique Marks
Bob Roberts
Sommer Woods
Maria Hubbard (Plante Moran)
Jamaine Dickins
Fred Hunter
Christinanne Malone
Nya
Franklin Wright
Sara Elbony
Barry Randolph

DBRA
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BROWNFIELD REDEVELOPMENT AUTHORITY
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MINUTES OF THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY REGULAR MEETING WEDNESDAY, OCTOBER 8, 2025

CALL TO ORDER
Chairperson Mr. George called the meeting to order at 4:11 pm.

Ms. Kanalos took a roll call of the DBRA Board Members present and a quorum was established.

GENERAL
Mr. George called for a motion approving the agenda of the October 8, 2025 DBRA meeting, as presented.

The Board took the following action:

> Mr. Dueweke made a motion approving the agenda of the October 8, 2025 DBRA meeting, as presented. Ms. Elias seconded the motion.

Approval of Minutes:
Mr. George called for a motion approving the minutes of September 24, 2025, as presented.

The Board took the following action:

> Ms. Elias made a motion approving the minutes of the September 24, 2025 Board meeting, as presented. Mr. Dueweke seconded the motion.
>
> DBRA Resolution Code 25-10-02-352 was unanimously approved.

PUBLIC COMMENT

John Perkins stated that he is a business representative for the Michigan Regional Council of Carpenters and Millwrights and expressed support for the 6000 East Jefferson Avenue Brownfield Plan. He stated that revitalizing this site is a once-in-a-generation chance to transform the riverfront into a world-class sports facility. He continued that the project would bring new energy to the area and attract families, fans, and small businesses that help Detroit thrive. Mr. Perkins said that the construction alone would create good union-paying jobs and open a pathway for sustainable careers for Detroiters in the neighborhood. He mentioned that beyond construction, the project opens doors for youth, increases opportunities, and helps build the Detroit residents deserve. He added that the project reflects their values of uplifting Detroit, expanding opportunities, and championing women's professional sports. He concluded that he and the organization he represents are proud to support the project and hope the Board feels the same.

Sommer Woods stated that she is a resident of Detroit and lives across from the former Uniroyal site. She stated that she understands the benefits of development in the community and its direct impact, and there are certain things she wants to ensure are aligned, such as traffic. However, the most important aspect of the development for her is having a space to utilize. She continued that the Pistons do a good job making sure their facilities are open to the public but is hopeful that a way can be found to ensure it remains accessible to the community. She expressed that she is excited about the opportunity as a neighbor and looks forward to learning more about the development.

Gabriela Santiago-Romero introduced herself as the proud City Councilmember for District 6, where the Junction McGraw site is located. She stated that while the purpose of the site is for business development targeting future mobility or light industry, she strongly encourages the Board to focus on residents by considering the project within a broader context of where residents live, work, and play. She continued that the area needs more grocery stores, housing, and green spaces, and she asked for a balance between economic development and the health and safety of residents. She mentioned that residents have contacted her office about the project and feel unseen, unheard, and ignored. She requested an amendment to the Letter of Intent, advocating for no fewer than 6 community meetings instead of 3, and for her office to be included as a partner alongside the Department of Neighborhoods and the Jobs and Economy Team to improve meeting coordination, gather feedback, and ensure the development benefits everyone.

Christianne Malone introduced herself as a lifelong Detroiter who grew up a mile away from the former Uniroyal site and as co-founder and president of Detroit United Lacrosse, a citywide youth organization focused on developing lacrosse with students and young athletes. She continued that they are very encouraged and excited about the project because, as a team that works with girls and also an emerging sport, these groups are often pushed aside for mainstream boys' sports. Having dedicated field space and an opportunity for girls to play, especially in connection with the WNBA, is very important. She concluded that, as someone who has seen the site go underutilized and undeveloped for so long with false promises, this is the first real promise seen, and she strongly encourages the project—not only for the youth but also for the emergence of other opportunities here in the City of Detroit.

Fred Hunter introduced himself as CEO of the Detroit Police Athletic League (PAL), and on behalf of the organization, he expressed his support for the 6000 East Jefferson Brownfield Plan. He stated that PAL serves thousands of youth in the city and region, specifically mentioning the Girls Changing the Game Initiative, where his organization believes that girls who change the game become women who change the world. He mentioned that he hopes his youth can participate closely with the WNBA and that having a gymnasium with multiple courts to grow their girls' volleyball and basketball programs makes this a fantastic project. He added that as the city is rising, more initiatives are being taken with youth in mind.

Nya Marshall introduced herself as the owner of Ivy Kitchen and Cocktails and Antidote Restaurant, both located in the Village area about four minutes from the Former Uniroyal site. She added that she is a lifelong Detroiter and lives a few minutes from the site, noting that she lives, works, and plays in Detroit. She stated that she is excited to see this project come to fruition because there have been many false promises, and the site is very underutilized. She believes its development would bring significant community growth and neighborhood activity. She concluded that she believes the plan should be approved.

Monique Marks introduced herself as the President and CEO of the oldest human service agency likely in the country. She stated she grew up learning to play basketball as a girl, and once she reached the pivotal point where there were no other options at her age, she believed that youth, especially girls who want to advance, should have an opportunity to see their dreams fulfilled. She continued that her own dream was not fully realized, but she believes this is a golden opportunity to ensure that female youth get what they need to feel powerful and successful.

Barry Randolph introduced himself as the Priest and Pastor of the Church of the Messiah in Detroit and stated that they are one of the largest developers in Islandview, building affordable housing for families. He states that the 6000 East Jefferson Brownfield project would provide opportunities for families, children, and young people in the Islandview community. He mentioned that the project would be a great asset to the city, community, and neighborhoods.

PROJECTS

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DBRA
BROWNFIELD REDEVELOPMENT AUTHORITY
500 Griswold, Suite 2200
Detroit, MI 48226

Land Assembly Project: Authorization to Enter into a Letter of Intent and Development Agreement with Latimer Ashley Development Group, LLC for Approximately 30 Acre Site Located Between McGraw Ave & I-94, West of Warren

Ms. Navin explained that this matter was brought to the Board at the meeting on September 24, 2025 and because a member of the Board has a financial interest in the project, the item could not be voted on at that meeting and also requires that six (6) Board members be present, and at the current time, only five (5) Board members were present.

DBRA Resolution Code 25-10-262-68 was tabled.

Wurlitzer Hotel Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement

On April 8, 2015, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for the Wurlitzer Hotel Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council approved the Plan on May 5, 2015.

Since then, HM Group Ventures 6, LLC (the "Developer") has requested that the DBRA sign-off on the attached Assignment of Reimbursement Agreement ("Assignment"). As a result, the Developer would like to assign the Brownfield Plan to TCP Siren Lender, LLC.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution was attached for the Board's review and approval.

Mr. George called for a motion to approve the Wurlitzer Hotel Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement, as presented. The Board took the following action:

Ms. Elias made a motion to approve the Wurlitzer Hotel Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement, as presented. Mr. Dueweke seconded the motion.

DBRA Resolution Code 25-10-235-04 was approved.

Harbortown Riverside Apartments Brownfield Redevelopment Plan: Request for Second Extension

The Harbortown Riverside Apartments Brownfield Redevelopment Plan (the "Plan") was approved by the DBRA Board of Directors on May 9, 2012 and by Detroit City Council (the "Council") on June 19, 2012. The Reimbursement Agreement was executed on October 18, 2012. On August 28, 2024 the DBRA approved the first extension on eligible activities to June 30, 2024.

Harbortown Riverside, LLC is the developer (the "Developer") for Plan which consists of a single parcel of undeveloped land containing approximately 4.62 acres located on the East Riverfront. The project is an approximately 180,000 square foot, five story, riverfront residential apartment building within the existing Harbortown complex.

Due to additional time needed to complete required documentation with EGLE, the Developer is requesting an additional extension of 9 months to cover all eligible activities that were completed through March 2, 2025.

DBRA staff recommends the approval of the extension.

DBRA
City of Detroit
Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

A resolution granting the extension of the Harbortown Riverside Apartments Brownfield Redevelopment Plan duration requirements was attached for the Board's review and approval.

Mr. George clarified that the request was for additional time. Mr. Vosburg confirmed that this was correct, explaining that it is an extension for eligible activities through March 2026, related to their environmental consultant and construction manager completing their documentation with EGLE on the project.

Mr. Dueweke noted that the resolution referenced March 2025 instead of March 2026. Mr. Vosburg stated this was an error and should read March 2026.

Mr. George called for a motion to approve the Harbortown Riverside Apartments Brownfield Redevelopment Plan: Request for Second Extension, as corrected. The Board took the following action:

> Ms. Elias made a motion to approve the Harbortown Riverside Apartments Brownfield Redevelopment Plan: Request for Second Extension, as corrected. Mr. Dueweke seconded the motion.
>
> DBRA Resolution Code 25-10-220-05 was approved.

Amended and Restated 20th & Michigan Avenue Brownfield Redevelopment Plan

Mr. Vosburg presented the Amended and Restated 20th & Michigan Avenue Brownfield Plan to the DBRA Board.

On March 26, 2025, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the 20th and Michigan Avenue Redevelopment Project (the "Original Plan"). The Detroit City Council approved the Original Plan on May 13, 2025. A Reimbursement Agreement (the "Agreement") was entered into between the DBRA and 402310 Holdings, LLC on June 12, 2025.

The Original Plan included Eligible Activities related to the demolition of the existing, vacant United Community Hospital structure located on the Property and did not include the future redevelopment plans for the Property. In order to include additional eligible activities and increase the amount of TIF requested under the Plan to cover the additional Eligible Activities, the Developer is requesting an amendment to the Plan.

Project Introduction

402310 Holdings LLC is the project developer ("Developer"). The Project includes the asbestos abatement and demolition of the former United Community Hospital at 2401 20th St and redevelopment of the property into a sports stadium, mixed-use development, vertical parking structure, and surface parking as described below.

Stadium

The stadium is intended to be a multi-purpose stadium with seating for 15,000 people. The new facility will also include hospitality suites, DCFC team operations, media and press area, food and beverage concessions, commercial leasable space and community gathering areas. The new facility will be comprised of three buildings connected by a concourse. All buildings have restrooms and food & beverage concessions. The pitch will be oriented north-south, with the video scoreboard located at the south end of the stadium. The total square footage of the stadium project including pedestrian areas and pitch is approximately 380,000 square feet.

DBRA
CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
500 Griswold, Suite 2200
Detroit, MI 48226

Mixed-Use West w/ Parking Structure
The four-story mixed-use building will be approximately 190,080 square feet. This includes 147,840 square feet of secured parking for 421 vehicles, 8,448 square feet of commercial retail space, and seventy-six (76) apartment units consisting of studio, one-bedroom, and two-bedroom layouts. For the duration of the Plan, approximately eight (8) units (approximately, (1) studio, (6) one-bedroom, and (1) two-bedroom) will be reserved for lease by occupants earning no more than 60% of the area median family income ("AMI") for Wayne County, and approximately 60 units (approximately, (5) studio, (50) one-bedroom, and (5) two-bedroom) will be reserved for lease by occupants earning no more than 80% of the AMI. The commercial and multi-family space will wrap around the parking structure on three sides.

	Avg Sq. Ft.	60% AMI	80% AMI	Other	Total
Studio	576	1	5	2	**8**
One Bedroom	724	6	50	4	**60**
Two Bedroom	938	1	5	2	**8**
Total # of Units		**8**	**60**	**8**	**76**

Surface Parking
An additional 680 parking spaces will be built on the Standish and West Fisher parcels to accommodate attendees of stadium events. Pedestrian pathways will be provided to connect the parking lot to public sidewalks.

It is currently anticipated that construction will begin in January 2026, and Eligible Activities will be completed within approximately 3 years thereafter.

The total investment is estimated to be $198 million. The Developer is requesting $74,214,632.00 in TIF reimbursement.

There are approximately 1,030 temporary construction jobs, and 142 full time and 523 part time permanent jobs are expected to be created by the Developer.

Property Subject to the Plan
The eligible property (the "Property") consists of five (5) parcels: 2201, 2301, 2401 20th Street, 3000 Standish Street and 3050 West Fisher Freeway, bounded by Fisher Freeway/Michigan Avenue to the north, 20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west in the Corktown neighborhood.

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

Eligible Activities and Projected Costs
The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include work plan exempt activities, department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements and the development, preparation and implementation of a brownfield plan and/or eligible activities also include Housing Development Activities (i.e. reimbursement to Developer to fill financing gap associated with development of housing units priced for Income Qualified Households). The eligible activities are to be

DBRA
Brownfield Redevelopment Authority
City of Detroit
500 Griswold, Suite 2200
Detroit, MI 48226

financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

Eligible Activities	**Original Plan**	**Amended Plan**
1. Work Plan Exempt Activities – Environmental Assessments	$80,745.00	**$147,500.00**
2. Work Plan Exempt Activities – Due Care Planning	$51,500.00	**$248,000.00**
3. Department Specific Activities	$744,245.00	**$6,121,780.00**
4. Asbestos Abatement	$500,000.00	**$500,000.00**
5. Demolition	$3,129,000.00	**$3,405,417.00**
6. Site Preparation	$735,000.00	**$9,160,800.00**
7. Infrastructure Improvements	N/A	**$17,529,815.00**
8. Housing Development Activities	N/A	**$37,021,320.00**
9. Contingency (15%)	$754,125.00	**Included in Amounts Above**
10. Brownfield Plan Preparation and Implementation	$60,000.00	**$80,000.00**
Total Reimbursement to Developer	**$5,922,370.00**	**$74,214,632.00**
11. Authority Administrative Costs	$1,457,252.00	**$7,063,966.00**
12. State Brownfield Redevelopment Fund	$448,192.00	**$3,210,474.00**
13. Local Brownfield Revolving Fund	$1,887,198.00	**$0.00**
TOTAL Estimated Costs	**$9,715,012.00**	**$84,449,071.00**

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

Other Incentives

The Developer will be seeking additional incentives, which include approval of a Commercial Rehabilitation (PA 255) tax abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the September 24, 2025 CAC meeting. Attached was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Thursday, October 2, 2025. The results of the DBRA public hearing were attached.

Attached for the Board's review and approval was a resolution approving the Amended and Restated 20th & Michigan Avenue Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Dueweke asked if this was the last time the Board would see this project. Mr. Vosburg stated that the project would return for the reimbursement agreement, but as it relates to the Brownfield Plan, this would be the final item the Board would see.

Mr. Dueweke asked whether the project was undergoing a Community Benefits Process. Mr. Vosburg stated that was correct. Mr. Dueweke asked if this fact impacted what was being voted on today. Mr. Vosburg explained that from a legal standpoint, Brownfield Plans are not subject to the Community Benefits Ordinance. However, City Council has historically voted on the Community Benefits Agreement before voting on the Brownfield Plan.

Ms. Elias asked when the CBO was predicted to be completed. Mr. Siegel stated that they are in their sixth meeting with potentially two (2) more to complete.

Mr. George called for a motion to approve the Amended and Restated 20th & Michigan Avenue Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

> Ms. Elias made a motion to approve the Amended and Restated 20th & Michigan Avenue Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Mr. Lemus seconded the motion.
>
> DBRA Resolution Code 25-09-332-05 was approved.

6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan

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

Project Introduction

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

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

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

DBRA
City of DETROIT
Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

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

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

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

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

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

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

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

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessment Activities	$854,000.00
2. Due Care Planning Activities	$178,500.00
3. Department Specific Activities	$7,922,953.00
4. Demolition	$175,000.00
5. Lead and Asbestos Survey and Abatement	$50,000.00
6. Infrastructure Improvements	$7,740,000.00

DBRA
CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
500 Griswold, Suite 2200
Detroit, MI 48226

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

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

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

Attached for the Board's review and approval was a resolution authorizing the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Vosburg stated that the eligible activity budget presented in the Plan and memo is reduced approximately $2.5 million via a $1 million EGLE Grant through the EDC, as well as the funds remaining from an approximately $1.5 million environmental settlement reached by EGLE with Michelin/Uniroyal.

The development team introduced themselves, and Mr. Haddad stated that they are excited to bring the WNBA team back to Detroit after many years. Mr. Haddad mentioned that as part of their plan to bring a team to Detroit, they have agreed to build a first-class, state-of-the-art practice facility dedicated to the WNBA team and the community. He recalled the development project he and his team completed with the Pistons Performance Center, which is the practice facility for the Pistons, a project that the DBRA Board worked on when the Pistons moved back to Detroit from Auburn Hills. Mr. Haddad explained that the vision for the proposed WNBA practice facility is similar to the Pistons Performance Center, highlighting its uniqueness among professional sports team facilities. He noted it was designed to be open to the community, benefit the community, and include retail and event spaces. The proposed facility will be a first-class space that allows the WNBA team to compete, recruit, retain, and develop talent, as well as serve as a hub for community activities. This will include a youth development and sports facility that acts as a broad community hub.

Mr. Haddad stated that the youth sports and activities will include multiple basketball courts, volleyball courts, soccer fields, outdoor football fields, and event space. Through conversations with Detroit Public Schools and charter schools in the area, they have expressed excitement about having the opportunity to use this space, as many currently lack the facilities to be able to host this range of activities and sports.

DBRA
CITY OF DETROIT
Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

Mr. Welch stated that it has been great to hear from the community, and as the Board heard through public comment, there is a true desire for the ability to participate in sports. He added that he, as a resident, has to take his daughter and niece to Oakland County to participate in sports that are not offered in Detroit. Mr. Welch mentioned that it is a common topic of discussion that there is a need in this area within the City. Through discussions with Detroit Public Schools, Detroit charter schools, and the homeschool community, the opportunities for participation in sports for K-8 students are limited. Mr. Welch said they will continue to engage with the community and have appreciated the feedback they have received so far.

Mr. Dueweke asked if Detroit had already received the WNBA franchise. Mr. Haddad responded that the franchise had already been awarded and the team will begin playing in 2029, and the practice facility is one commitment that is required for the team.

Mr. Dueweke asked who would run the Youth Development Academy or if it would bea new nonprofit. Mr. Haddad stated that it will be a separate nonprofit entity that will operate the facility but is expected to collaborate with the Boys and Girls Club, PAL, the YMCA, the Detroit Public Schools and others.

Ms. Gilbert-Rogers asked what would happen if the settlement funds were not sufficient to complete the anticipated work. Mr. Barr stated that the settlement funds are only one piece of the puzzle and that the State had agreed to make them available in addition to the one-million-dollar ($1,000,000.00) grant awarded, with the rest to be funded by the development team.

Mr. Dueweke asked for clarification about the settlement. Ms. Navin stated that the western part of the site underwent a thirty-million-dollar ($30,000,000.00) remediation around 2014-2015 funded by DTE. Ms. Navin continued that the settlement with Michelin was something that was negotiated by the State directly with Michelin and they had been identified as the primary responsible party for the middle portion. The amount generated from that settlement is the result of negotiation, and the funds have been held by the State for about a decade, with some of the funds being spent on the development of the Riverwalk that runs adjacent to this site.

Mr. George asked how many acres the site was. Mr. Haddad responded it was approximately forty-two (42) acres.

Mr. George called for a motion to authorize a local public hearing for the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan and refer it to the DBRA-CAC, as presented. The Board took the following action:

> Ms. Elias made a motion to authorize a local public hearing for the 6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan and refer it to the DBRA-CAC, as presented. Mr. Dueweke seconded the motion.
>
> DBRA Resolution Code 25-10-334-01 was approved.

ADMINISTRATIVE

None.

OTHER

None.

ADJOURNMENT

500 Griswold, Suite 2200
Detroit, MI 48226

Citing no further business, Mr. George called for a motion to adjourn the meeting.

On a motion by Mr. Lemus, seconded by Ms. Elias, the meeting was adjourned at 4:48 PM.

500 Griswold, Suite 2200
Detroit, MI 48226

CODE DBRA 25-10-02-352

APPROVAL OF MINUTES OF SEPTEMBER 24, 2025

RESOLVED, that the minutes of the regular meeting of September 24, 2025 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

October 8, 2025

500 Griswold, Suite 2200
Detroit, MI 48226

CODE DBRA 25-10-262-68

LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO A LETTER OF INTENT AND DEVELOPMENT AGREEMENT WITH LATIMER ASHLEY DEVELOPMENTGROUP, LLC FOR APPROXIMATELY 30 ACRE SITE LOCATED BETWEEN MCGRAW AVE & I-94, WEST OF WARREN

WHEREAS, the City of Detroit (the "City") administration has requested the assistance of the City of Detroit Brownfield Redevelopment Authority ("DBRA") in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the "Land Assembly Project"); and

WHEREAS, in 2019, the DBRA Board and Detroit City Council approved the transfer to DBRA of approximately 30 acres located between McGraw Ave. and I-94, West of Warren, Detroit, MI and referenced as Junction McGraw (the "Property") in furtherance of the Land Assembly Project, which Property consists of approximately 160 parcels, including the adjacent vacated rights of way, owned by the City, the Economic Development Corporation of the City of Detroit and the Detroit Land Bank Authority (the "DLBA"); and

WHEREAS, DBRA staff has identified Latimer Ashley Development Group, LLC ("Developer") as a potential developer of the Property to undertake demolition of any existing structures, utility relocation, any necessary remediation, and construct one or more structures of at least 400,000 – 480,000 square feet for business campus targeting the future of mobility, and/or light industrial; and

WHEREAS, DBRA staff has negotiated the letter of intent attached hereto as **Exhibit A** (the "LOI") with the Developer for the sale and development of the Property pursuant to a development agreement ("Development Agreement") to be negotiated by the parties; and

WHEREAS, the transactions contemplated herein are consistent with the DBRA's purposes of promoting the revitalization and reuse of certain properties and is otherwise consistent with its powers and purposes.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the LOI.

BE IT FURTHER RESOLVED, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to execute the LOI, and negotiate and execute the Development Agreement on terms and conditions consistent with the LOI and this resolution, together with such changes that are reasonably required for the project and are approved by DBRA Authorized Agents and counsel, which changes are not inconsistent with the intent of this resolution, and negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DBRA.

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

September 24, 2025 (Tabled)

October 8, 2025 (Tabled)

DBRA

CITY OF DETROIT

BROWNFIELD REDEVELOPMENT AUTHORITY

500 Griswold, Suite 2200
Detroit, MI 48226

CODE DBRA 25-10-220-05

HARBORTOWN RIVERSIDE APARTMENTS BROWNFIELD REDEVELOPMENT PLAN: SECOND REQUEST FOR EXTENSION

WHEREAS, pursuant to 381 PA 1996 ("Act 381"), the Harbortown Riverside Apartments Brownfield Redevelopment Plan (the "Plan") was approved by the Detroit Brownfield Redevelopment Authority (the "DBRA") on May 9, 2012 and Detroit City Council (the "Council") on June 19, 2012; and

WHEREAS, Harbortown Riverside, LLC is the developer (the "Developer") for the Plan located on the East Riverfront of Detroit that entails the construction of an approximately 180,000 square foot, five story, river front residential apartment building within the existing Harbortown complex; and

WHEREAS, on August 28, 2024 a first extension of eligible activities completed through June 10, 2024; and

WHEREAS, the Developer is requesting a second extension of 9 months to cover all eligible activities that were completed through March 10, 2026; and

WHEREAS, DBRA staff recommends the approval of the Plan duration extension based upon the Developers ability to complete the eligible activities within the timeframe of the extension.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors approves the Plan duration extension as follows: 1) one extension for 9 months to cover all eligible activities that were completed by March 10, 2026.

BE IT FINALLY RESOLVED, that a DBRA Authorized Agent shall hereafter have the authority to negotiate and execute any Letter(s) of Support to implement the provisions and intent of this resolution on behalf of the DBRA.

October 8, 2025

CITY OF DETROIT
DBRA
BROWNFIELD REDEVELOPMENT AUTHORITY
500 Griswold, Suite 2200
Detroit, MI 48226

CODE DBRA 25-10-235-04

WURLITZER HOTEL BROWNFIELD REDEVELOPMENT PLAN: ASSIGNMENT OF REIMBURSEMENT AGREEMENT

WHEREAS, on April 8, 2015, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Wurlitzer Hotel Redevelopment (the "Project"); and

WHEREAS, on May 5, 2015, the Detroit City Council approved the Plan; and

WHEREAS, the Assignment needs to be executed by HM Group Ventures 6, LLC and TCP Siren Lender, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and Assumption of Rights and Obligations Under Brownfield Plan and authorize its execution and delivery on behalf of the DBRA.

NOW THEREFORE BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.

2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment and Certificate.

3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.

4. This Resolution shall take effect immediately upon its adoption.

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

October 8, 2025

DBRA
BROWNFIELD REDEVELOPMENT AUTHORITY
CITY OF DETROIT
500 Griswold, Suite 2200
Detroit, MI 48226

CODE DBRA 25-10-332-05

AMENDED AND RESTATED 20TH & MICHIGAN AVENUE BROWNFIELD REDEVELOPMENT PLAN

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

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

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Amended and Restated 20th & Michigan Avenue Redevelopment Project** (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Amended and Restated 20th & Michigan Avenue Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

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

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

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

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

DBRA
Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

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

October 8, 2025

DBRA
CITY OF DETROIT
Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

CODE DBRA 25-10-334-01

6000 EAST JEFFERSON AVENUE – FORMER UNIROYAL SITE BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

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

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

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan** (the "Proposed Plan") and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

October 8, 2025

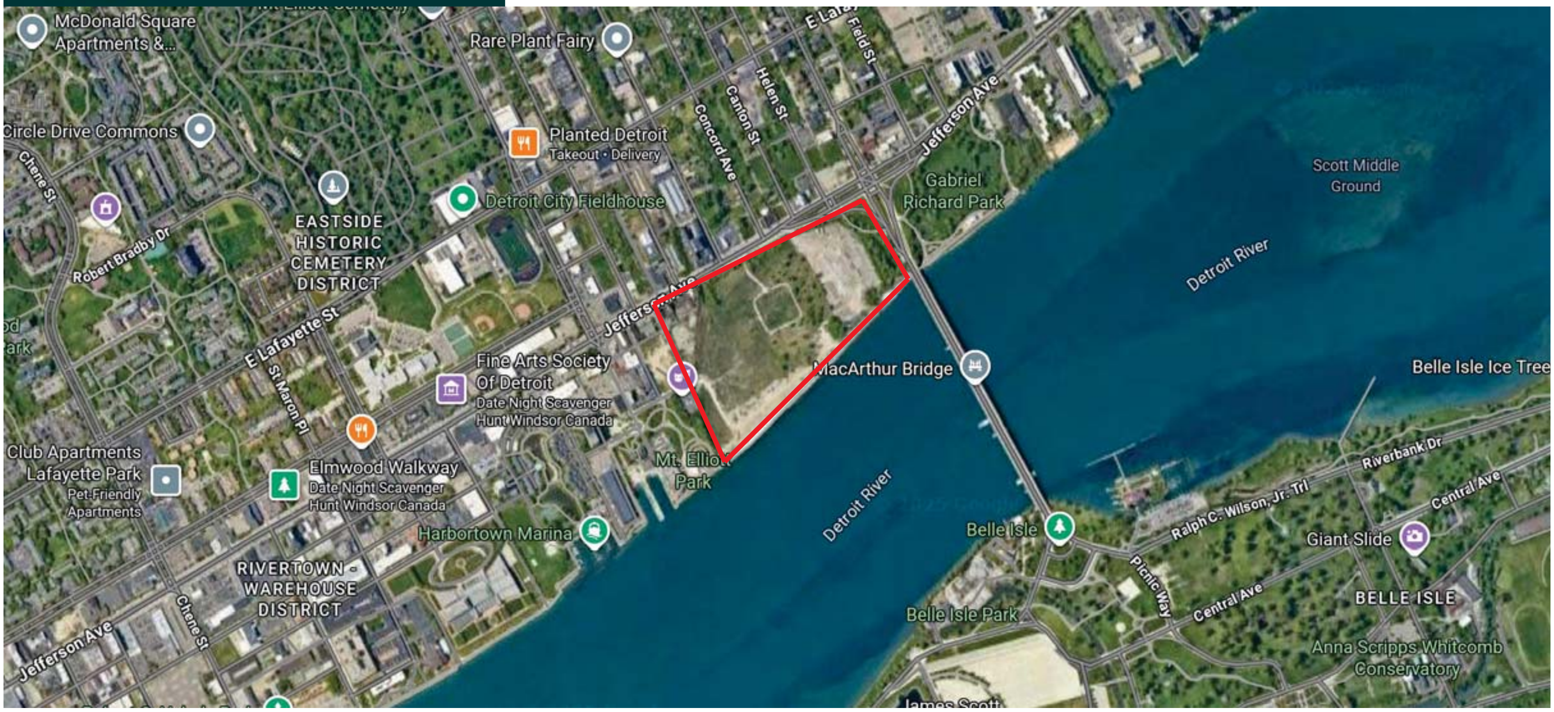
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

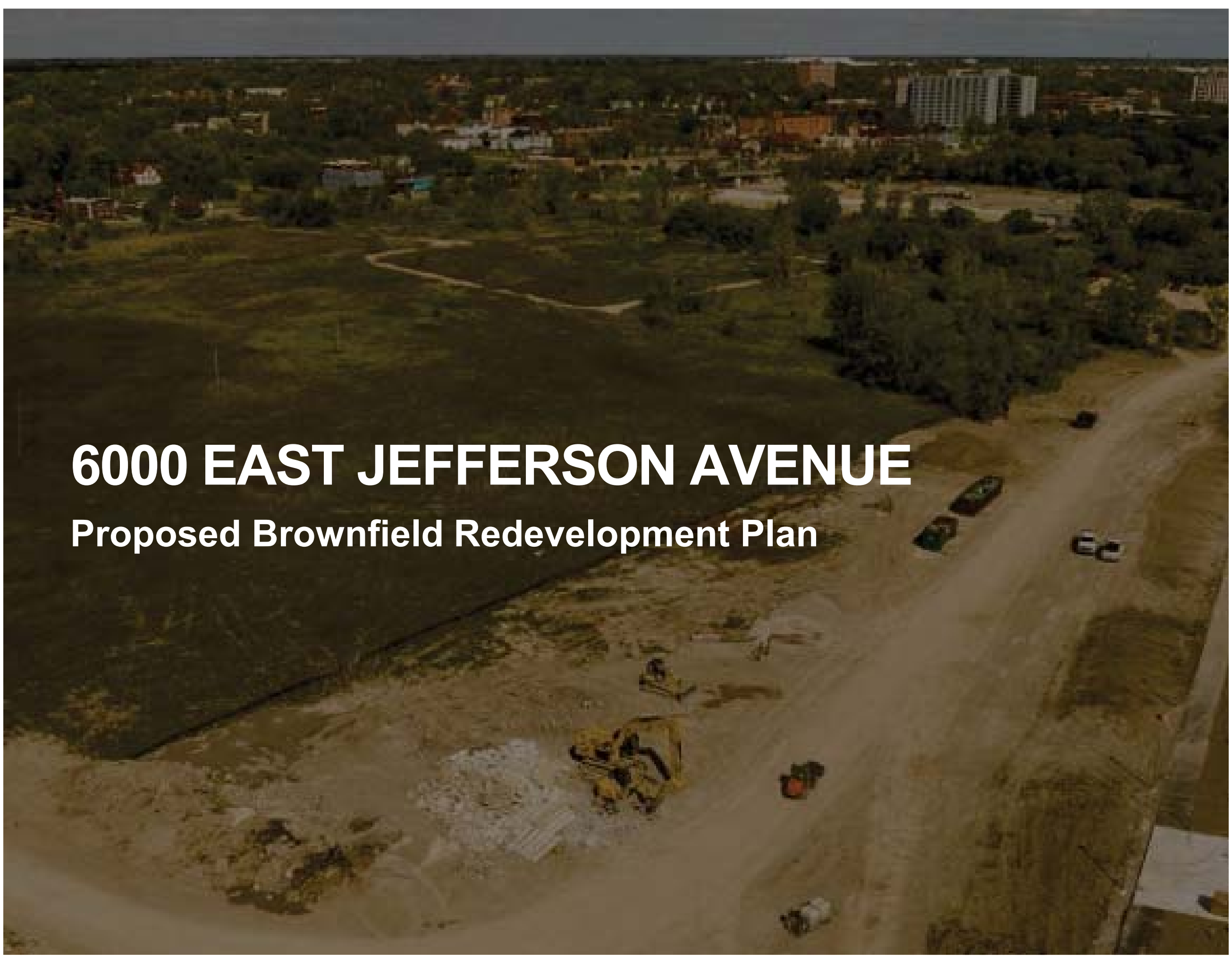
DBRA BOARD MEETING & CAC MEETING

Wednesday, October 8, 2025

6000 E. Jefferson – Former Uniroyal Site Brownfield Plan

PUBLIC ACT 381

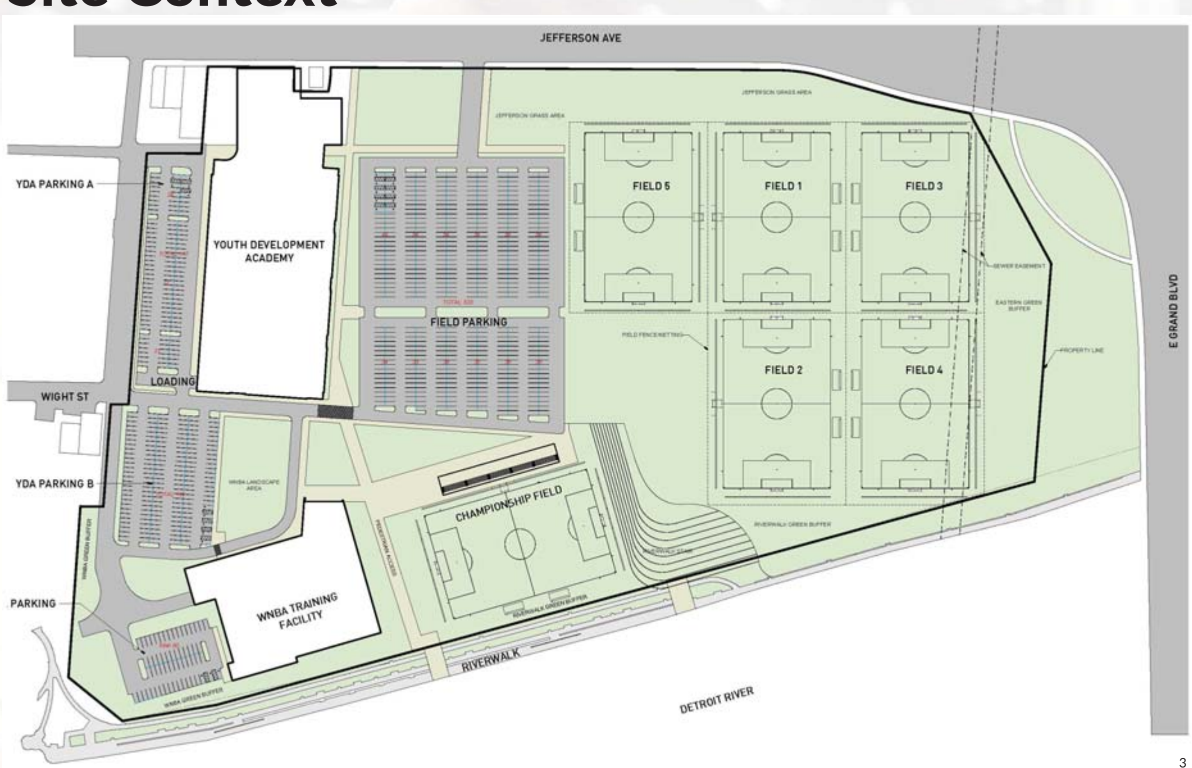

McDonald Square Apartments &...
Rare Plant Fairy
Circle Drive Commons
Planted Detroit
Takeout · Delivery
Detroit City Fieldhouse
EASTSIDE HISTORIC CEMETERY DISTRICT
Robert Bradby Dr
Chene St
E Lafayette St
St Maron Pl
Jefferson Ave
Concord Ave
Canton St
Helen St
Field St
Gabriel Richard Park
Scott Middle Ground
Detroit River
Fine Arts Society Of Detroit
Date Night Scavenger Hunt Windsor Canada
MacArthur Bridge
Belle Isle Ice Tree
Club Apartments Lafayette Park
Pet-Friendly Apartments
Elmwood Walkway
Date Night Scavenger Hunt Windsor Canada
Mt. Elliott Park
Harbortown Marina
Detroit River
Belle Isle
Riverbank Dr
Ralph C. Wilson, Jr. Trl
Central Ave
Giant Slide
RIVERTOWN - WAREHOUSE DISTRICT
Picnic Way
Central Ave
BELLE ISLE
Belle Isle Park
Jefferson Ave
Chene St
Anna Scripps Whitcomb Conservatory


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



Community Outreach

Detroit WNBA Has Engaged The Business, Philanthropic, School, and Youth Sports Communities To Share Vision, Define Needs, and Identify Common Goals

BUSINESS COMMUNITY

Ford Motor Company

General Motors

Ally Bank

Huntington Bank

Remington Group

Henry Ford Health

Rossetti

YOUTH SPORTS ORGANIZATIONS

Amateur Athletic Union

Boys and Girls Club of SE Michigan

Detroit PAL

YMCA Detroit

SAY Detroit

Merit Park

DCFC – Youth Soccer

SCHOOLS

DPSCD

Detroit Charters – Engage Detroit

Summit Academy North

Detroit Charters – MAPSA

Jalen Rose Leadership Academy

Home School Community

There is a community meeting scheduled for October 20th

Letters of Support

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