DBRA - CAC
BROWNFIELD REDEVELOPMENT AUTHORITY
COMMUNITY ADVISORY COMMITTEE
CITY OF DETROIT
500 Griswold, Suite 2200
Detroit, MI 48226

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

COMMITTEE MEMBERS PRESENT:	David Bonner George Etheridge Marloshawn Franklin Josh Mack Byron Osbern Rico Razo
COMMITTEE MEMBERS ABSENT:	Abir Ali Omar Hasan Dr. Regina Randall
OTHERS PRESENT:	Brian Vosburg (DEGC/DBRA) Jennifer Kanalos (DEGC/DBRA) Cora Capler (DEGC/DBRA) Sierra Spencer (DEGC/DBRA) Rebecca Navin (DEGC/DBRA) David Howell (DEGC/DBRA) Richard Haddad (Detroit Pistons) Stefen Welch (Detroit Pistons) Richard Barr (Honigman) Adam Patton (Pinchin) Kevin Grigg (Detroit Pistons) Maria Hubbard (Plante Moran) Sarah Boyd (Detroit Pistons) Jake Austermann (Plante Moran) Peter Hamp (Detroit Pistons) Ryan Sullivan Theo Pride #6465 #7115

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Call to Order

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

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

General

Approval of Minutes

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

The Committee took the following action:

> Mr. Etheridge made a motion approving the minutes of the September 24, 2025, meeting. Mr. Franklin seconded the motion.
>
> DBRA-CAC Resolution Code 25-10-02-187 was approved.

Public Comment

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

Projects

6000 East Jefferson Avenue – Former Uniroyal Site Brownfield Redevelopment Plan

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

Project Introduction

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

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

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

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

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

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

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

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

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

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

COSTS TO BE REIMBURSED WITH TIF

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Razo requested that the questions brought up in Mr. Pride's public comment be addressed. Mr. Haddad stated that $50 million is the current estimate for the WNBA facility, and there is not yet an estimate for the youth development facility. He added that the Pistons have been a part of projects where the Community Benefits Ordinance (CBO) was voluntary followed as well as projects where the mandatory CBO process was followed and that this project does not trigger the Community Benefits Process.

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

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

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

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

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

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

Administrative

Election of Officers for FY 2025-2026

Mr. Razo called for a motion regarding the Election of Officers for FY 2025-2026.

> Mr. Etheridge made a motion to nominate and elect the current slate of officers for another term. Mr. Franklin seconded the motion.

DBRA-CAC Resolution Code 25-10-01-67 was approved.

Other
None.

Adjournment
Citing no further business, on a motion by Mr. Etheridge, seconded by Mr. Franklin, Mr. Razo adjourned the meeting at 5:58 p.m.

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CODE DBRA-CAC 25-10-334-01

BROWNFIELD PLAN FOR 6000 EAST JEFFERSON AVENUE – FORMER UNIROYAL SITE

RESOLVED, that a public hearing on the **Brownfield Plan for 6000 East Jefferson Avenue – Former Uniroyal Site** be held jointly with the Detroit Brownfield Redevelopment Authority (the "DBRA").

October 8, 2025

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DBRA-CAC CODE 25-10-01-67

ADMINISTRATION: ELECTION OF OFFICERS FOR FY 2025-2026

RESOLVED, that the following are hereby elected as Officers of the Detroit Brownfield Redevelopment Authority Community Advisory Committee:

Rico Razo	Chairperson
Byron Osbern	Vice Chairperson
Dr. Regina Randall	Secretary
Omar Hasan	Treasurer

October 8, 2025