

Empire Holdings email regarding Woodhaven Business Park sewer / TIF

Date	June 15, 2026
From	Bowie Holland, President, Empire Holdings
To	John Wood, Woodhaven Neighborhood Association
Subject	Woodhaven Neighborhood Association - Thoughts on Sewer Line / Woodhaven Business Park

Hi John,

I hope you are doing well. I wanted to reach out regarding a sewer infrastructure issue we have been evaluating at the Loop 820 and Randol Mill gateway to Woodhaven and get your thoughts.

As you may recall, the Woodhaven Neighborhood Association previously supported our Woodhaven Business Park zoning request at 6750 J.W. Delaney, and we greatly appreciated the time and effort the Association invested in reviewing that project. The PD zoning case was ultimately approved in 2023. (Attachment #1)

Since then, we have continued working with City staff, the Water Department, and our engineers to better understand the sewer infrastructure serving the area. Through that process, we discovered what appears to be a broader sanitary sewer constraint affecting approximately 26.25 acres across nine separately owned properties at the gateway to Woodhaven. While our 5.34-acre tract is one of the affected properties, roughly 80% of the impacted acreage is owned by others. Based on our current understanding, this constraint may be limiting redevelopment opportunities on a substantial amount of vacant and underutilized property at one of the neighborhood's primary entrances. (Attachment #2)

As a result, we are evaluating whether a public sewer improvement may be appropriate for consideration through the Woodhaven TIF. Preliminary estimates indicate the improvement could cost approximately \$1.4 million.

Before moving further, I wanted to reach out and discuss two items: (1) if the Woodhaven Neighborhood Association remains supportive of the project (Attachment #3); and (2) if the Woodhaven Neighborhood Association would generally support efforts to address a sewer infrastructure constraint of this nature if doing so could help unlock redevelopment opportunities across multiple properties and support broader revitalization goals for the neighborhood.

I would be happy to meet with you or visit in person or on a virtual meeting to walk through what we have learned and answer any questions. More than anything, I would appreciate your thoughts on whether this is the type of neighborhood infrastructure investment the Association would be inclined to support.

Thank you for your time, and I look forward to hearing your thoughts. Best Regards, Bowie Holland, CCIM, President.

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