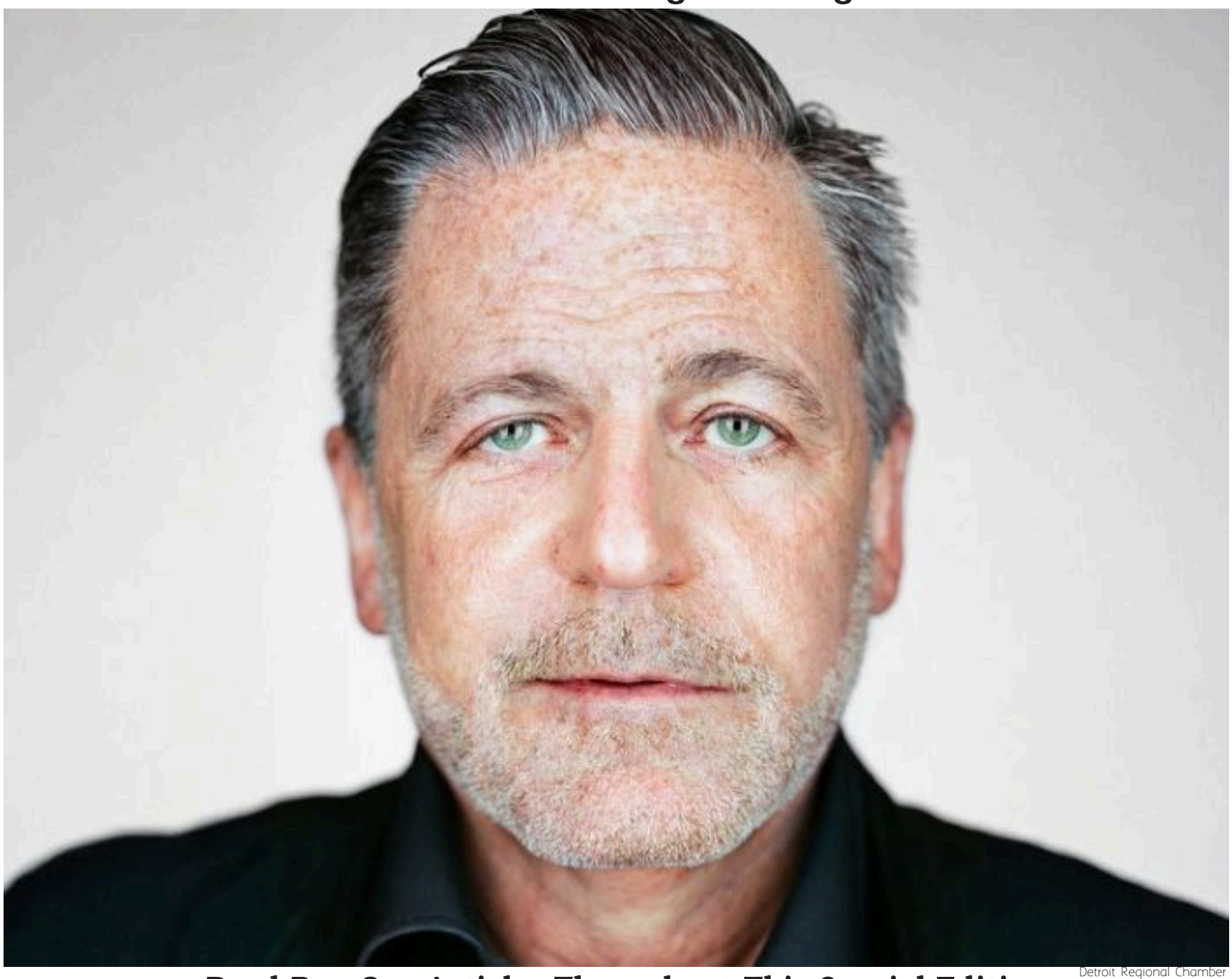
THE MONTHLY STANDARD

Volume 9 Issue 70 **FREE: PLEASE TAKE ONE!** Edition: November 2026

Dan Gilbert's $1 Billion Donation to His Ren Cen Project is:

ALL SMOKE & MIRRORS

And We Can See Right Through It!



Detroit Regional Chamber

Read Ren Cen Articles Throughout This Special Edition

Also in this Issue:

Herb Strather's Plea to Save the Ren Cen: Page 3

Pics of Alonzo Lee-Perkins Shooting: Page 4

Dana Redd: Page 8

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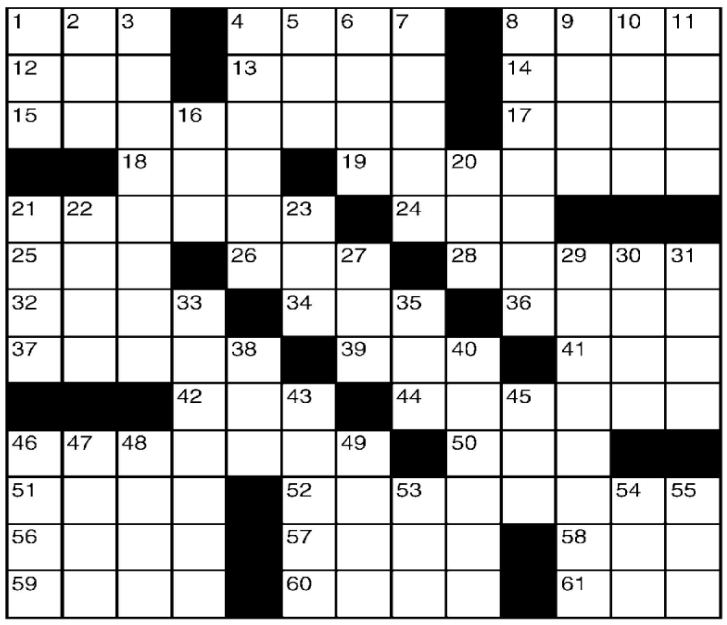
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DETROIT'S BEST PIZZA!~735 BEAUBIEN

King Crossword



ACROSS
1 Vim and vigor
4 Go by
8 Blueprint
12 Glass of NPR
13 Between jobs
14 Top-rated
15 Unreasonably suspicious
17 Deteriorates
18 Clumsy ship
19 Protective wall
21 Not quite boil
24 Greek consonants
25 Past
26 Two, in Tijuana
28 Sulked
32 First course, maybe
34 "Golden Girl" Arthur
36 Volcanic flow
37 First Little Pig's material
39 Blond shade
41 Prot. or Cath.
42 Disencumber
44 Expedition
46 Ideal
50 Tatter
51 — out
52 Toxic herbicide
56 Missile shelter
57 Ostriches' kin
58 Bristle
59 Black quartz
60 Longings
61 Still

DOWN
1 Spot on a domino
2 Mound stat
3 Lover
4 Made a sawtooth edge
5 Commotion
6 Error
7 Auto style
8 Sunshade
9 Aerobatic maneuver
10 Initial stake
11 Cardinals' home?
16 Branch
20 Pirates' quaff
21 Back talk
22 "— Rhythm"
23 Plagiarize
27 Red or Black
29 Landlocked country
30 Always
31 Limp-watch painter
33 Seeming (supplemented)
35 Donkey contradiction
38 Peruke
40 Bother repeatedly
43 Grumpy companion
45 Online help pg.
46 Mexican money
47 Related
48 Depend (on)
49 Appellation
53 Scoot
54 Really impress
55 Stick with a kick

STICKELERS [sic].

by Terry Stickels

Which of the following numbers is the odd one out?

2745 8457 4233 5519

6271 3865 4773

CryptoQuip

This is a simple substitution cipher in which each letter used stands for another. If you think that X equals O, it will equal O throughout the puzzle. Solution is accomplished by trial and error.

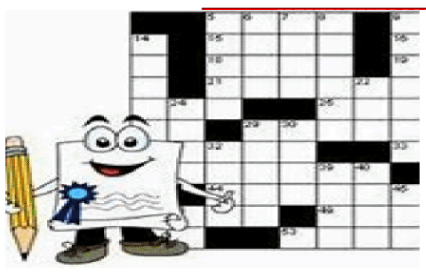
Clue: **K** equals **E**

NCDAKQW ZP DZFLNCJ AOKDK

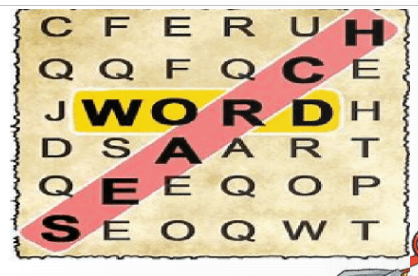
OQIW FZJNY HIZXFKVD CZG, GK

YOZDK AZ DQLK AOKV PZI Q

XIQNCE WQE.



PUZZLE PAGE
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MAY THE BEST IDEA WIN!

Detroit Realtors Ask GM / Bedrock to Issue a Request For Proposals (RFP) and Let the Ideas Compete

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Herb Strather

-Today, we are fighting the good fight again — This time over the future of the Renaissance Center — and we are inviting Detroiters who share our concern to join us.

-General Motors owns Towers 300 and 400 and proposes to demolish them as part of a larger redevelopment plan. Detroit Realtors respect private property rights. But the RenCen also defines Detroit's skyline and is part of the image our city presents to the world. **Demolition is irreversible**.

-We are not saying GM / Bedrock's plan should lose. We are saying it should not win without competition. Before the towers come down, give universities, educators, developers, technology companies, philanthropists and investors a reasonable opportunity to present credible alternatives. Compare the economics, the public benefit and the ability to execute. Then may the best idea win.

One concept being explored is an Educational and Innovation Campus combining universities, artificial intelligence, technology, skilled trades, workforce development, entrepreneurship and new approaches to education. Maybe that is the answer. Maybe somebody has a better one. That is precisely why Detroit deserves a RFP 313 process before demolition.

"We understand real estate and we understand that markets change. But demolition is forever. We are not asking for our idea to win — we are asking for every credible idea to have a chance to compete." — Herbert J. Strather, Past President, Detroit Association of Realtors

"This is about fairness and process. Put the serious proposals on the table, examine the economics, and let the best plan for Detroit win." — Ken Scott, Past President, Detroit Association of Realtors and Greater Detroit Realtist Association

"If these buildings can help create opportunity through education, housing, technology and workforce development, Detroit deserves the chance to explore that possibility before it is gone." — Jennifer Tuck, Detroit community & housing leader



Jenn Tuck

HEY DETROIT, WE WANT YOUR OPINION! DO YOU BELIEVE DETROITERS SHOULD HAVE A VOICE?

Should Towers 300 and 400 be demolished without first allowing credible alternatives to compete?

IF YOU BELIEVE DETROIT DESERVES A FAIR CHANCE, JOIN THE GOOD FIGHT.

This campaign should not belong only to Realtors. If you believe credible alternatives should be heard before Towers 300 and 400 are demolished, become part of the effort. Give us your name, your opinion and your ideas.

CALL OR TEXT: 313.365-0195

Simply say: "I'M A PART OF IT!"

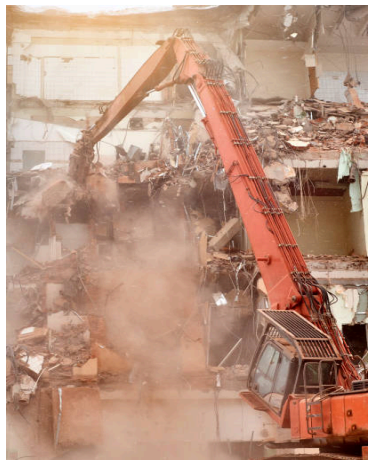
LET THE IDEAS COMPETE. LET DETROIT HAVE A VOICE. MAY THE BEST IDEA WIN.

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THINK ABOUT THIS

THE RIVERFRONT WILL BE HIJACKED FOR THE NEXT 10 YEARS IF DAN GILBERT DEMOLISHES TOWERS 300 & 400...IT WILL BE DUSTY, DIRTY, UGLY AND UNHEALTHY. IT MUST BE STOPPED!







The pics above are what the beautiful Detroit riverfront would look like if Dan Gilbert gets his way. This IS NOT a project. It's a money grab. Remember the smoke from the wild fires earlier in 2026? The unhealthy dust from a potential Ren Cen demolition will be worse! Imagine the wind blowing in from the Detroit River. It's gonna happen! Then think about how Dan Gilbert and his minions are LAUGHING at Detroit politicians for being stupid enough to believe his lunacy. Wake up! He calls TWO perfectly viable buildings functionally obsolete but renovates the 100 year old Book Tower? THINK LOGICALLY! Don't allow Dan Gilbert to ruin the riverfront.

D.P.D. Shooting of Alonzo Lee-Perkins

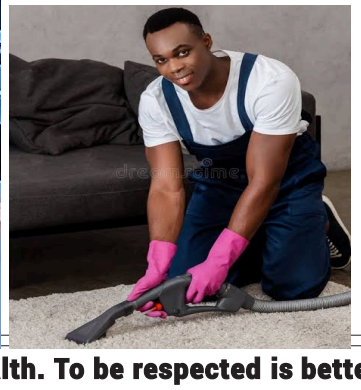
All Pictures in Chronological Order-See & Hear Full Video on our Website

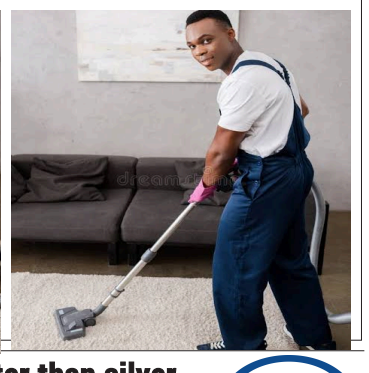


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SCRIPTURE -A good name is to be chosen rather than great wealth. To be respected is better than silver and gold. The rich and poor have this in common. Jehovah made them both. Proverbs 22:1,2

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COVER STORY

Functionally Obsolete

That Term Is a Mystery, Wrapped in a Riddle, Inside an Enigma, And that's Exactly How a Businessman like Dan Gilbert Wants It, Keep Reading, We're Gonna Give You the Real Deal

Here is one definition for functionally obsolete: A functionally obsolete brownfield is a property that cannot adequately perform its intended function due to a substantial loss in value caused by structural, economic, or technological deficiencies.
Here's another definition: A functionally obsolete brownfield is a property that cannot adequately perform its originally intended function due to a substantial loss in value caused by structural, design, or technological deficiencies. Each definition DOES NOT fit the Ren Cen. So why did Detroit's Chief Financial Officer Tanya Stoudemire designate the Ren Cen as functionally obsolete? It seems as if she was following orders from a higher power. (Mayor Sheffield is tight with Gilbert's rep, Bedrock CEO Jared Fleisher).

THE REN CEN DOES NOT QUALIFY AS FUNCTIONALLY OBSOLETE

The bullet points below denote what it means to be legally classified as functionally obsolete. The property itself (or its relationship to the surrounding area) must suffer from economic impediments stemming from:
• Changes in Technology: The layout or structure can no longer support modern industrial or commercial equipment.
• Design Deficiencies: The building features inadequate ceiling heights, poor loading dock configurations, or outdated electrical / plumbing infrastructure.
• Superadequacies: The property has features or space capacity that vastly exceed what is currently usable or economically viable.
• Overcapacity: The structure was designed for a level of output or foot traffic that is no longer sustainable in the current market.

Local businessman Herb Strather said: "They're hypocrites! How can they renovate Towers 100 & 200 and call Towers 300 & 400 functionally obsolete? It makes no sense!" We agree Herb. Not one "functionally obsolete" bullet point above applies to the Ren Cen.

When a local governing board officially designates a property as a functionally obsolete brownfield, it unlocks powerful economic tools. The most common of these is Tax Increment Financing (TIF). A TIF allows developers to capture future incremental property tax increases generated by the redevelopment and use those funds to pay for the high costs of demolition, infrastructure upgrades, and site preparation. Examples of potential Brownfields are foundries; automobile repair service centers; machine shops; dry cleaners; unlicensed dumps; and other sites where the use and storage of chemicals may have resulted in environmental impact at the sites. **Not one of the examples above remotely fit the Ren Cen. If Gilbert gets TIF cash he doesn't qualify for it's akin to theft.**

HERE'S THE REAL DEAL! (WHAT NO OTHER MEDIA OUTLET IS TALKING ABOUT)

A Transformational Brownfield Package primarily benefits private real estate developers and major corporate entities by subsidizing the high costs of redeveloping blighted, obsolete, or contaminated properties through multi-decade tax captures. There is no single fixed dollar amount or set salary that a developer "earns." Instead, **developers are allowed to capture up to 50% of specific incremental tax revenues generated by the project (such as income, withholding, and sales/use taxes) for up to 20 years to reimburse approved eligible development costs and financing.** (Gilbert has created a problem, that's not there, to get YOUR money).

ONLY THE SUPER RICH BENEFIT FROM A TRANSFORMATIONAL BROWNFIELD PACKAGE

• Real Estate Developers & Large Corporations:
  • Companies like Bedrock (Dan Gilbert), General Motors, along with the Ilitch family, and Tom Gores, (both deserved) receive direct financial reimbursement for extraordinary project expenses (such as environmental cleanup, demolition, and infrastructure).
  • They capture a portion of newly generated state income taxes, sales and use taxes, construction-period taxes, and employee withholding taxes over a period of up to 20 years to close the financing gap between high construction costs and market rents.

COVER STORY

Don't Believe the Ren Cen Hype!

Now we know the real reason Dan Gilbert wants to demolish towers 300 and 400 of the Renaissance Center and it's NOT for the public good. That's for certain. Dan Gilbert's Bedrock hatched a plan to buy the Ren Cen from General Motors. They obviously agreed. It's obvious part of the deal was GM had to make towers 300 and 400 look barren by refusing to renew the leases of the businesses within the doomed towers. The Gilbert team talks about creating new jobs. Most of those jobs are non permanent construction jobs. What about the jobs that were lost when businesses were forced to close their doors in Towers 300 & 400?

BEDROCK CONTROLS THE NARRATIVE

Why does Bedrock control the narrative? No Detroit based media outlet has questioned this project. Every newspaper and every TV station co-sign this project. Why? Could it be laziness, or a lack of journalistic integrity? That's for you to decide. One thing is certain. The Monthly Standard (TMS) is the ONLY Detroit newspaper that's laser focused on this project. We want to make sure all the t's are crossed and i's are dotted before this project proceeds. The survivors still in the Ren Cen are top flight restaurants Joe Muer's and Adiamo. Believe it or not, BOTH are still doing great! We spoke to employee's from both restaurants. Not surprisingly, ALL we spoke to wanted to stay in their current location and DO NOT want towers 300 & 400 to be destroyed. Unfortunately, every employee we spoke to was afraid to identify themselves. Yes you read correctly. They are ALL afraid, even though most of them will victims of this project and unemployed, if, Gilbert gets government approval to rob the people by using public funds.

THE BILLION DOLLAR SHAM

Let's get one thing clear. Dan Gilbert's billion "gift" was strictly for creating a new 501(c)4 organization. The difference between a 501(c)3 and a 501(c)4 is this: A 501(c)4, can perpetually lobby the government. The billion dollar gift is NOT what it appears to be. Despite Dan Gilbert's pledge, the Renaissance Center project still seeks public incentives—including the $300 million **Transformational Brownfield Program (TBP)** and other package support. Here's the breakdown; Total Project Cost: The overall redevelopment of the Renaissance Center and the surrounding east riverfront is estimated at roughly $2.2 billion to $2.24 billion.

The $1 Billion Pledge: Dan Gilbert's $1 billion contribution seeds a new 501(c)4 nonprofit that will own and operate the complex, and the money will not be repaid or yield profits to Gilbert or Bedrock. **(Smoke & Mirrors! Gilbert is trying to get your tax dollars).**

The Funding Gap: Even with the $1 billion philanthropic gift and other commitments (such as backing from General Motors), the massive scale of demolition, building restoration, and site work still relies on closing a broader public incentive package—which totals nearly $548 million in combined state and local aid, including the $300 million **Transformational Brownfield Program. (TBP)**

- **Breakdown of the TBP Request:** The $300 million TBP portion is allocated toward:
  - $96 million for demolition
  - $82 million for site improvements
  - $90 million for building restoration
  - $32 million for additional building restoration

Next Steps: Gilbert seeks Detroit City Council approval on the Community Benefits Agreement that will give Gilbert a $39.12 million, 12-year Commercial Rehabilitation Act tax break. THIS IS STEALING! (The Ren Cen does not need rehabilitation). NOTE TO DETROIT CITY COUNCIL-VOTE TO DENY-DO NOT ALLOW THE PEOPLE TO BE CHEATED! Next, Gilbert wants the Michigan Strategic Fund to vote on the $300 million brownfield package ASAP. **We must appeal to them to delay their vote until next year**!

COVER STORY

After Demolition, Then What? Pics Prove Gilbert Has No Plan





Look closely at the two conceptual renderings provided by Dan Gilbert's Bedrock. (At left). Notice the top picture. Can you see what is going to occupy the space of Towers 300 and 400? It's hard to see. Even with a magnifying glass. **That's by design.** The only thing I can make out is some type of pool. Or maybe it's a decorative fountain. Who knows? It's all for show anyway. Now look at the picture below. It's a closer drawing of the same scene and it's TOTALLY DIFFERENT from the top pic. Where's the pool? The scale is way off too. Look how close the river is to the Ren Cen? Especially in the bottom close-up picture. There's at least 12 acres of land that's unaccounted for. WAKE-UP! Those images are vague on purpose.

Invest in the Towers-Revamp Riverfront

Sounds like a good plan. Right? Not to Dan Gilbert. He wants that TIF money and TIF money hedges on tearing down functionally sound buildings. That's the only way he gets hundreds of millions in TAX REVENUE paid by YOU! The good ideas from the plan, such as, the walkway from E. Jeffereson to the river, along with developing the riverfront will be scrapped if Gilbert doesn't get his way. PROOF: He doesn't care about Detroit. He wants TIF.



The pictures above dispel both "conceptual renderings." Pic 1: Remember the unsightly berms that stood for years in front of the Ren Cen? Those berms are what disconnected the Ren Cen from Downtown. Pics 2 & 3: The actual scale is revealed. Ren Cen has many acres on the inside & outside. Gilbert pics ignore this fact.



FEATURES



THE WAY THINGS ARE GOING PRETTY SOON THEY'LL BE PUTTING ADVERTISING ON UNDERWEAR!

By Dana Redd



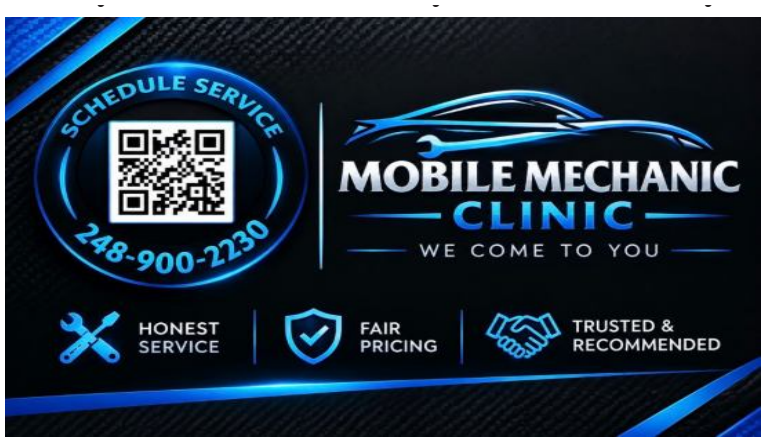
Joe Boxer knows what they're doing. This underwear brand sticks out to me because of their large, bold letters (great font) they use to wrap around the waistband. And with the kids who like to show off their underwear, this is the greatest advertisement for Joe Boxer. Personally, I believe this droopy drawers, saggy pants phenomenon is ridiculous. Why would someone want to have their drawers showing and limiting their ability to walk (more or less run)? Many kids in this new generation (and even young adults who aren't kids anymore) think it's cool.

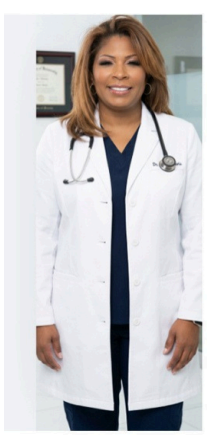
That's why I'm surprised the mainstream advertising executives on Madison Avenue in New York City haven't exploited this opportunity. Maybe they're in the planning process. (They are usually slow to catch on to things that have an urban origin). Can you imagine a McDonald's golden arch posted right in the middle of someone's butt? How about a Ford logo on some blue and white underwear? Here's a possible ad agency strategy: Go to any community and find the most popular guys – the athletes, the rappers, the singers, musicians & dancers, the extreme sports freaks, and even the nerds (kids tend to copy after the popular people) and offer them partial educational or technical trade school scholarships. You better believe those company logos will be all over town.

Think about it – you're driving down the street thinking about what movie you want to see later that evening and you spot a group 'hip' young guys walking down the street all wearing saggy pants with their underwear showing. (How about lighted drawers for evening wear?) One pair says "Spiderman." Another has a "Pepsi" logo, and yet another has a Snickers bar posted on a bright white pair of tight briefs. Somehow, later that night, you don't totally realize why you went to see the new Spiderman movie, while munching on a Snickers bar and sippin' on an extra large Pepsi. Wake up Madison Avenue, before the kids pull up their pants.



It's not as far-fetched as you might think! Thanks to Dana Redd you saw it in The Monthly Standard first!





KARLA WHITELAW



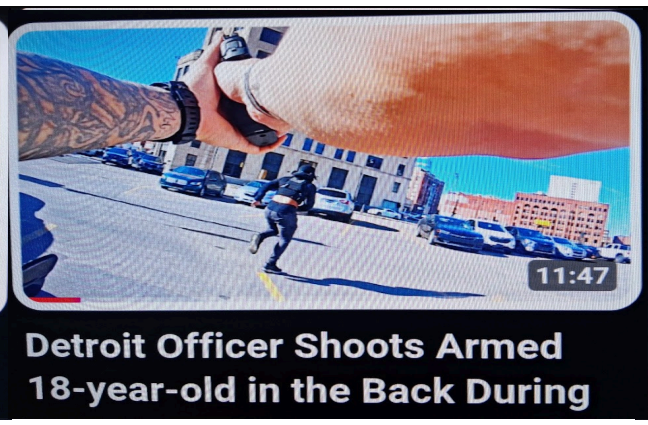
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Gilbert's Own Video Proves Ren Cen is Viable



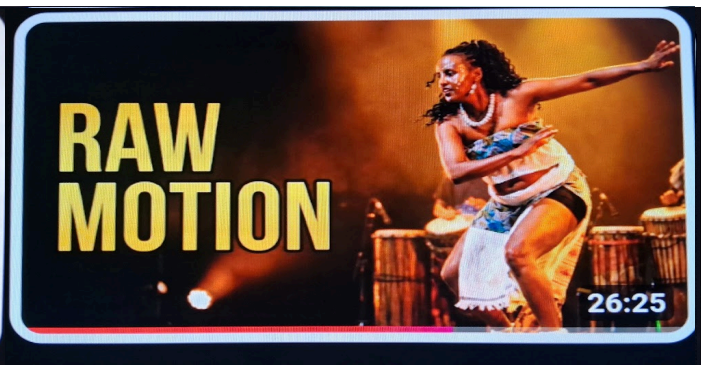
Alonzo Lee-Perkins Shooting



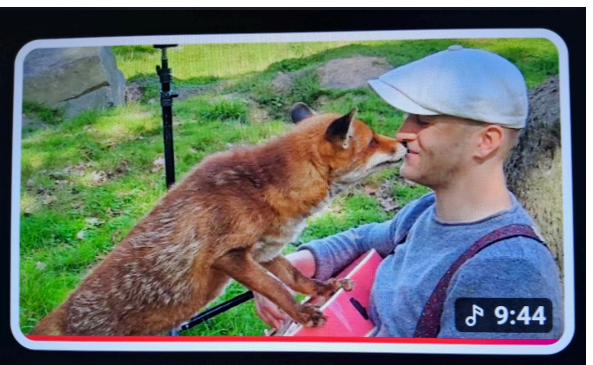
Movie of the Month-The Corporation



Message: Beware of the Pat on the Back!



Excerpts from TeMaTe African Dance Concert

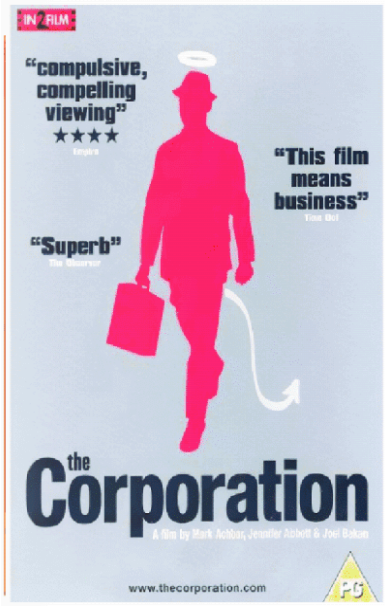


Heartwrenching: Singing for Animals

MOVIE OF THE MONTH

"The Corporation"

This movie teaches you EVERYTHING you need to know about a corporation. When the United States of America was still a young nation few corporations existed. The purpose of corporations was to serve the public. When the job was completed the corporation was extinguished. The capital earned by corporations during the Civil War and the American Industrial Revolution changed the corporate entity for the worse. Savvy corporate lawyers were successful in removing historical constraints. Corporate greed has ensued ever since. See how the 14th Amendment was manipulated. It's shameful. **Go to www.themonthlystandard.news to watch.**









CLASSIC GANGSTER COMICS



top ten

Obscure English Words

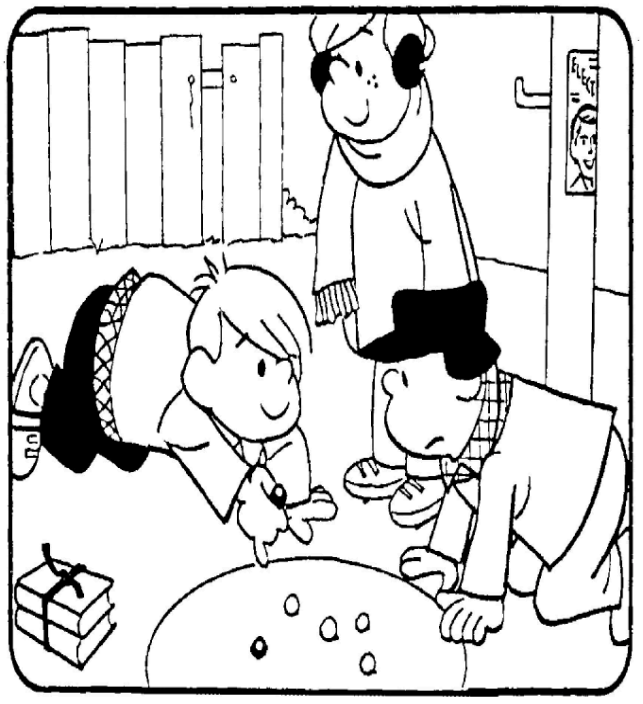
1. Quagswag
2. Alexikakon
3. Winkspink
4. Forjeskit
5. Famgrasp
6. Sophomaniac
7. **Belter-werrits**
8. Iracund
9. Villeggiatura
10. Lagniappe

Source: HaggardHawks/i100

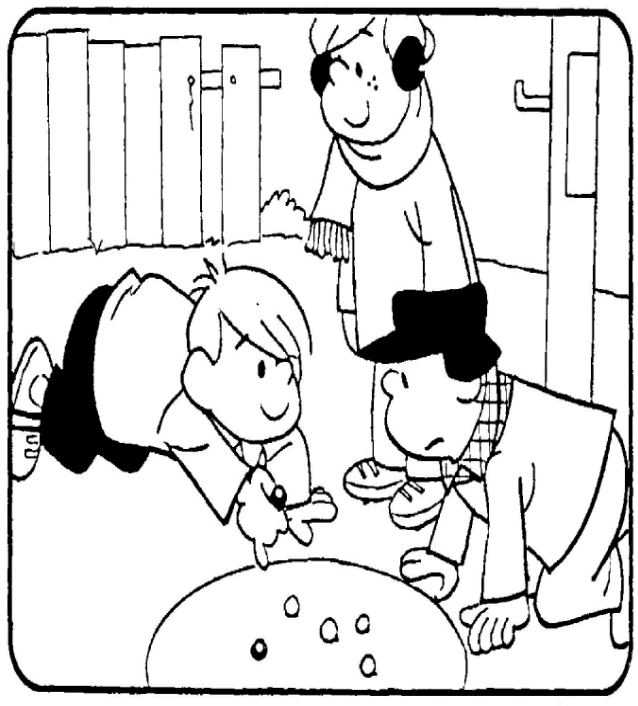
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HOCUS-FOCUS

BY HENRY BOLTINOFF



Find at least six differences in details between panels.



Differences: 1. Sweater ribbing is missing. 2. Books are missing. 3. Fence board is missing. 4. Scarf is shorter. 5. Poster is missing. 6. Arm is moved.

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PUZZLE ANSWERS

King Crossword

Answers

Solution time: 25 mins.

P	E	P	■	P	A	S	S	■	P	L	A	N
I	R	A	■	I	D	L	E	■	A	O	N	E
P	A	R	A	N	O	I	D	■	R	O	T	S
■	■	A	R	K	■	P	A	R	A	P	E	T
S	I	M	M	E	R	■	N	U	S	■	■	■
A	G	O	■	D	O	S	■	M	O	P	E	D
S	O	U	P	■	B	E	A	■	L	A	V	A
S	T	R	A	W	■	A	S	H	■	R	E	L
■	■	■	R	I	D	■	S	A	F	A	R	I
P	A	R	A	G	O	N	■	R	A	G	■	■
E	K	E	D	■	P	A	R	A	Q	U	A	T
S	I	L	O	■	E	M	U	S	■	A	W	N
O	N	Y	X	■	Y	E	N	S	■	Y	E	T

Stickelers Answer

4773 is the odd one out.

The sum of the first two digits of each number is equal to the sum of the last two digits — with the exception of 4773.

CryptoQuip

answer

Instead of solving these hard logic problems now, we chose to save them for a brainy day.

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