



June 13, 2024

Honorable City Council
City of Detroit
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: The Brownfield Redevelopment Plan for 16131 East Warren Avenue

Dear Honorable Council Members:

The enclosed Brownfield Plan for the 16131 East Warren Avenue Redevelopment Project (the "Plan") (Exhibit A) was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") and to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its May 22, 2024 meeting and a public hearing was held by the DBRA on June 10, 2024 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated May 22, 2024 (Exhibit B), recommending approval of the Plan, including the excerpt of the minutes of the CAC meetings pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On June 12, 2024, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Project Introduction

Ultreia, LLC is the project developer ("Developer"). The project contemplated at the Property consists of the renovation of a vacant mixed-used building into a 7-unit (4 commercial, 3 residential) modern building emphasizing the historic architectural characteristics. In addition to restoring the existing building, the developer's goal is to provide well-designed, energy efficient, affordable residential units. In addition to a targeted rental range falling between 70%-80% Area Medium Income (AMI), affordability will be enhanced by equipping each unit with a highly efficient heat pump for heating and cooling and a solar array with a Powerwall (battery storage) to keep electric costs down and to provide power to each unit in the case of power outages. The ground floor commercial storefronts will be returned to their original configuration: the storefronts will be fully re-opened with large windows to emphasize the pedestrian-friendly scale and character of the East Warren Corridor. In addition, the developer will assume responsibility for the adjacent city-owned green spaces, to enhance, beautify, and maintain the corridor. It is currently anticipated that construction will begin in the summer of 2024 and eligible activities will be completed within eighteen (18) months thereafter.

The total investment is estimated to be \$3 million. The Developer is requesting \$722,471.00 in TIF reimbursement.

There are approximately 48 temporary construction jobs and approximately 1 permanent job is expected to be created by the project. Additional jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, 16131 East Warren Avenue, and is bounded by East Warren Avenue to the south, Bedford Avenue to the East, a public alley to the north, and commercial properties to the west in the Morningside neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property has been determined to be “functionally obsolete” as defined by Act 381.

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 department specific activities, hazardous building materials survey, engineering studies, interior demolition and lead and asbestos abatement, site preparation, public infrastructure improvements, and the development, preparation and implementation of a brownfield plan and/or Act 381 work 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. Pre-Approved Department Specific Activities	\$55,020.00
2. Due Care Activities	\$87,725.00
3. Demolition and Abatement	\$273,280.00
4. Infrastructure Improvements	\$126,500.00
5. Site Preparation	\$47,300.00
6. Brownfield Plan & Work Plan	\$45,000.00
7. Contingency (15%)	\$87,646.00
Total Reimbursement to Developer	\$722,471.00
8. Authority Administrative Costs	\$170,673.00
9. State Brownfield Redevelopment Fund	\$24,037.00
10. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$917,181.00

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

Honorable City Council
June 13, 2024
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The Developer is seeking additional incentives, which includes local and/or state approval of an Obsolete Property Rehabilitation Act (PA 146) Tax Abatement.

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) June 18, 2024
City Council adoption of the Resolution (Exhibit D), setting the 16131 East Warren Avenue Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for July 18, 2024 at a requested time of 10:25 AM.
- b.) July 18, 2024, requested time of 10:15 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) July 18, 2024, requested time of 10:25 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the 16131 East Warren Avenue Brownfield Redevelopment Plan.
- d.) July 23, 2024
City Council adoption of the Resolution approving the 16131 East Warren Avenue Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- c
- City Clerk
 - Marcel Todd
 - Irvin Corley, Jr.
 - David Whitaker
 - Derrick Headd
 - Marcel Hurt
 - Jai Singletary
 - Hassan Beydoun
 - Kevin Johnson
 - Raymond Scott
 - Rico Razo
 - Brian Vosburg
 - Malik Washington

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
16131 EAST WARREN AVENUE
REDEVELOPMENT PROJECT

Prepared by:

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May17, 2024

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of a developer or proposed use of the eligible property after the approval of this Plan by the governing body (as defined by Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all of the information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The eligible property consists of one (1) parcel and associated adjacent right-of-ways. 16131 East Warren Avenue is functionally obsolete. The aforementioned parcel and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in the Morningside Neighborhood. The Property is 0.101 acres and includes one (1) approximately 7200 square-foot, two-story mixed-use building, with a partial basement (the “Building”). The Property is zoned B4 – General Business district and is located on the East Warren Corridor, characterized by one- and two- story commercial and mixed-use buildings.

The Property can be accessed from East Warren Avenue to the south, Bedford Avenue to the East, and a public alley to the north. The Building was constructed in 1927 and appears to have been occupied between 1928-1997. The Building is currently vacant.

Parcel information is outlined below.

Address	16131 East Warren Avenue, Detroit, Wayne County, MI 48224
Parcel ID	210028691
Owner	Ultreia, LLC
Legal Description	N WARREN E 867&866 EAST DETROIT DEVELOPMENT COS SUB NO 2 L36 P20 PLATS, W C R 21/426 44 X 100

Ultreia, LLC is the project developer (“Developer”) and owner of the Property. The project contemplated at the Property consists of the renovation of the vacant Building into an approximately seven (7) unit (i.e., four (4) ground floor commercial units, and three (3) second floor residential units) modern building emphasizing the historic architectural characteristics of the Building. The overall capital investment including land is estimated to be approximately \$3.8 Million.

In addition to restoring this architecturally significant building, the Developer’s goal is to provide well-designed, energy efficient, affordable apartment units to Detroit residents. In addition to a targeted rental range falling between 70%-80% MSHDA published (4/1/2024) Area Medium Income (AMI) and Rent limits, apartment affordability will be enhanced by equipping each residential unit with a highly efficient heat pump for heating and cooling and a solar array with a Powerwall (battery storage) to keep electric costs down and to provide power to each residential unit in the case of power outages.

From an urban design perspective, the ground floor commercial storefronts will be returned to their original configuration: the storefronts will be fully re-opened with large windows to emphasize the pedestrian-friendly scale and character of the East Warren Corridor. By encouraging walkability, the Developer seeks to contribute to the overall vitality of the corridor's economic viability. In addition, the Developer will assume responsibility for the adjacent city-owned green spaces, to enhance, beautify, and maintain the corridor.

It is currently anticipated that construction will begin in the summer of 2024. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of this Plan. The actual development may vary from the project description provided herein (including, without limitation, any references to square footage or number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the project to be completed at the Property (the "Project") and Attachment D includes letters of support for the Project.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p))

The Property is considered "eligible property" as defined by Act 381, Section 2 because the Property (a) was previously utilized for residential and commercial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be functionally obsolete, as defined by Act 381.

The Building's deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. A letter from the City of Detroit Assessor (i.e., level 3 or level 4 assessor) certifying that the Property is functionally obsolete is attached as Attachment I. Further description of its eligibility is outlined below:

Functionally Obsolete

- HVAC, Mechanical and electrical systems are non-functional and must be replaced.
- The roof, second floor joists, and first floor joists have collapsed into the Building's basement and must be replaced.
- Interior finishes have been stripped and/or damaged beyond repair by water infiltration.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed.
- All windows must be rehabilitated or replaced.

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that the Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include department specific activities, hazardous building materials survey, engineering studies, interior demolition and lead and asbestos abatement, site preparation, public infrastructure improvements, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities do not exceed the total costs stated in Attachment E.

A Phase I Environmental Site Assessment (ESA) was completed by Environmental Consulting & Technology, Inc. (ECT) for the Property dated March 1, 2024.

As a result of the Phase I ESA, ECT identified the following Recognized Environmental Conditions (RECs): 1) off-site historical drycleaners approximately 45-feet to the west and approximately 100-feet south of the Property and 2) suspect pipes indicative of an underground storage tank (UST) approximately 20-feet west of the Property. ECT additionally identified suspect friable asbestos-containing materials throughout the basement of the Property building as a Business Environmental Risk (BER).

In order to evaluate the Phase I ESA findings, ECT completed a Phase II investigation consisting of soil sampling on March 21, 2024. Three (3) samples were submitted for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and metals (lead, cadmium, total chromium). Analytical results revealed concentrations of contaminants either below detection limits or below EGLE Part 201 Generic Residential Cleanup Criteria and/or Volatilization to Indoor Air Pathway (VIAP) Screening Levels (2020). Therefore, the Property does not qualify as a “facility.”

While the Property is not a “facility” ECT also conducted soil gas sampling in order to evaluate the Vapor Encroachment Condition (VEC) posed by the off-site historical drycleaners. Two (2) sub-slab vapor pins were installed on March 21, 2024, and submitted for laboratory analysis of VOCs Method TO-15. Analytical results revealed concentrations of contaminants either below detection limits or below the VIAP Screening Levels (2020). Contaminants detected, but below the VIAP Screening Levels, included some chlorinated solvents. As a result of those detections, ECT recommends quarterly sub-slab soil gas sampling to verify that the vapor levels do not present an exposure risk for the proposed land use. If necessary, epoxy flooring and/or a sub-slab depressurization system (SSDS) will be installed to mitigate a vapor intrusion risk.

Asbestos and lead surveys have also been completed at the Property and have established the presence of asbestos containing material and lead based paint that will be abated prior to commencement of the demolition activities.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. Some eligible activities may commence prior to the adoption of this Plan, and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, 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 pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement").

In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(ggg) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable Act 381 Work Plan approvals by the Chairperson of the Michigan Strategic Fund (MSF) as may be required pursuant to Act 381, within 270 days after the date this Plan is approved by the governing body (or such other date as the DBRA may agree to in writing); or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other unknown conditions encountered on the Property.

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues generated from the Property and captured by the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total aggregate cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall

not exceed the estimated costs set forth in Attachment E. As long as the total aggregate costs are not exceeded, line-item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved MSF work plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured pursuant to this Plan is attached as Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates.

Tax increments are projected to be captured and applied to (i) the reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund (SBRF), and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund (LBRF), as available, as follows:

	<u>Total</u>				
<u>Taxing Jurisdiction:</u>	<u>Reimbursement Costs:</u>	<u>DBRA Admin. Costs:</u>	<u>LBRF*</u>	<u>SBRF</u>	<u>Total</u>
School Operating Tax	\$201,019				\$201,019
State Education Tax	\$35,384			\$38,595	\$73,979
County (combined)	\$91,679	\$29,845			\$121,524
HCMA	\$2,442	\$795			\$3,236
City of Detroit	\$235,330	\$76,609			\$311,939
RESA	\$64,016	\$20,840			\$84,856
WCCC	\$37,982	\$12,364			\$67,826
Library	\$54,618	\$17,780			\$72,399
TOTALS	<u>\$722,471</u>	<u>\$158,232</u>	<u>0</u>	<u>\$38,595</u>	<u>\$919,298</u>

*No deposits to the DBRA's Local Brownfield Revolving Fund (LBRF) are anticipated with this Plan; however, following reimbursement of eligible activities contemplated by this Plan, deposits to the LBRF may occur in years 30-35, as appropriate.

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$115,463
School Debt	\$166,780
DIA	\$2,548
Zoo	\$1,273
Total	<u>\$286,064</u>

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2026 tax year (commencing with the Summer 2026 property taxes) with the base tax year being 2024.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

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.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

If agreed upon by the Developer and the DBRA, and so long as the applicable agency/department of the State of Michigan approves an Act 381 work plan including this Plan, the DBRA may incur a note or bonded indebtedness to finance the purposes of this Plan; provided that any such note or bonded indebtedness contemplated by this section shall be (i) subject to approval by the DBRA Board of Directors and other approvals required in accordance and compliance with Act 381 and applicable law; (ii) non-recourse to the DBRA; and (iii) in an amount not to exceed the maximum amount of tax increment revenues authorized for capture under this Plan.

The Developer has applied for and anticipates approval of a tax abatement for the Project pursuant to the Obsolete Property Rehabilitation Act, P.A. 146 of 2000, as amended (the "OPRA"). If the OPRA is approved this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan in Attachment F.

Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement period.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan. Furthermore, the Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is subsequently forgiven, or for which the Developer receives a credit for, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans that the Developer is required to unconditionally repay shall be eligible for reimbursement under the Plan, subject to the Reimbursement Agreement.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues for the Property shall occur in accordance with the tax increment financing (TIF) table attached as Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at

least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Effective Date of Inclusion in Brownfield Plan

Property will become a part of this Plan on the date this Plan is approved by the governing body.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer's Obligations, Representations and Warrants (Section 13(2)(m))

The Developer shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I ESA, and a Phase II ESA (collectively, the "Environmental Documents") pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), has been performed on the Property. Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Environmental Documents.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Site Map



Figure 1
Site Location Map

16131 East Warren Avenue, Detroit, MI 48224

Source: Google Maps

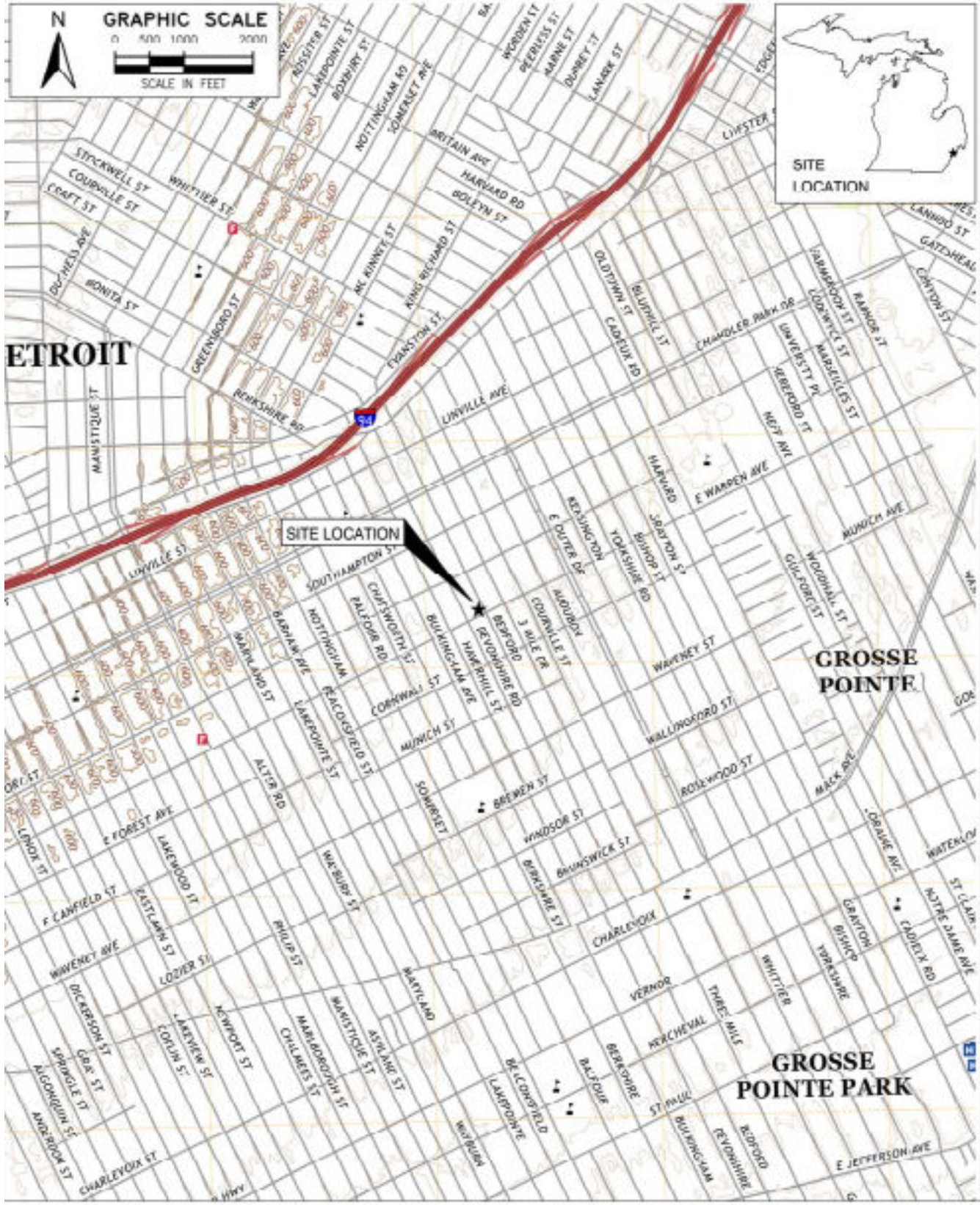
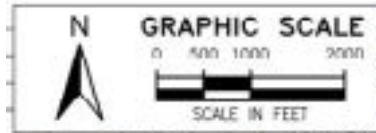
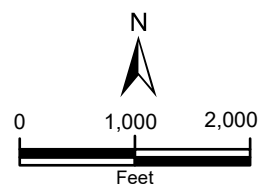


Figure 1
USGS Topographic Map

16131 East Warren Ave
Detroit, Wayne County, Michigan

Date: 1/24/2024



Base Layer: USGS Topographic, 2019





- Project Area (± 0.10 Ac.)
- ◆ Suspect UST
- Waste Drum

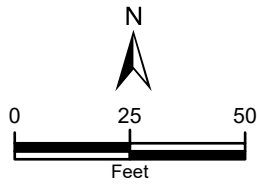


Figure 2
Subject Property Overview

16131 East Warren Ave
Detroit, Wayne County, Michigan
Date: 1/24/2024



Base Layer: Maxar Aerial Imagery, 2023



CORNER OF WARREN AT BEDFORD

ADDRESS: 16131 E. WARREN AVE. DETROIT, MI 48224

PREVIOUS USE: RETAIL, OFFICE, APARTMENTS

USE: DETROIT

COUNTY: WAYNE

PARCEL ID: 21002869.

LEGAL DESCRIPTION: N WARREN E 867&866 EAST DETROIT DEVELOPMENT COS SUB NO 2 L36 P20 PLATS, W C R 21/426 44 X 100

LOT SIZE: 44' X 100'

ACRES: .101

ZONING OVERLAY: B4

REQUIRED FRONT YARD SETBACK: 0' see Sec. 61-13-32. of Detroit Zoning Ordinance

REQUIRED SIDE YARD SETBACK: 0' see Sec. 61-13-32. of Detroit Zoning Ordinance

REQUIRED REAR YARD SETBACK: 0' see Sec. 61-13-32. of Detroit Zoning Ordinance

MAXIMUM ALLOWABLE HEIGHT: 35'

ARCHITECTURAL

A001 TITLE SHEET

A101 FLOOR PLANS

A102 FLOOR PLANS

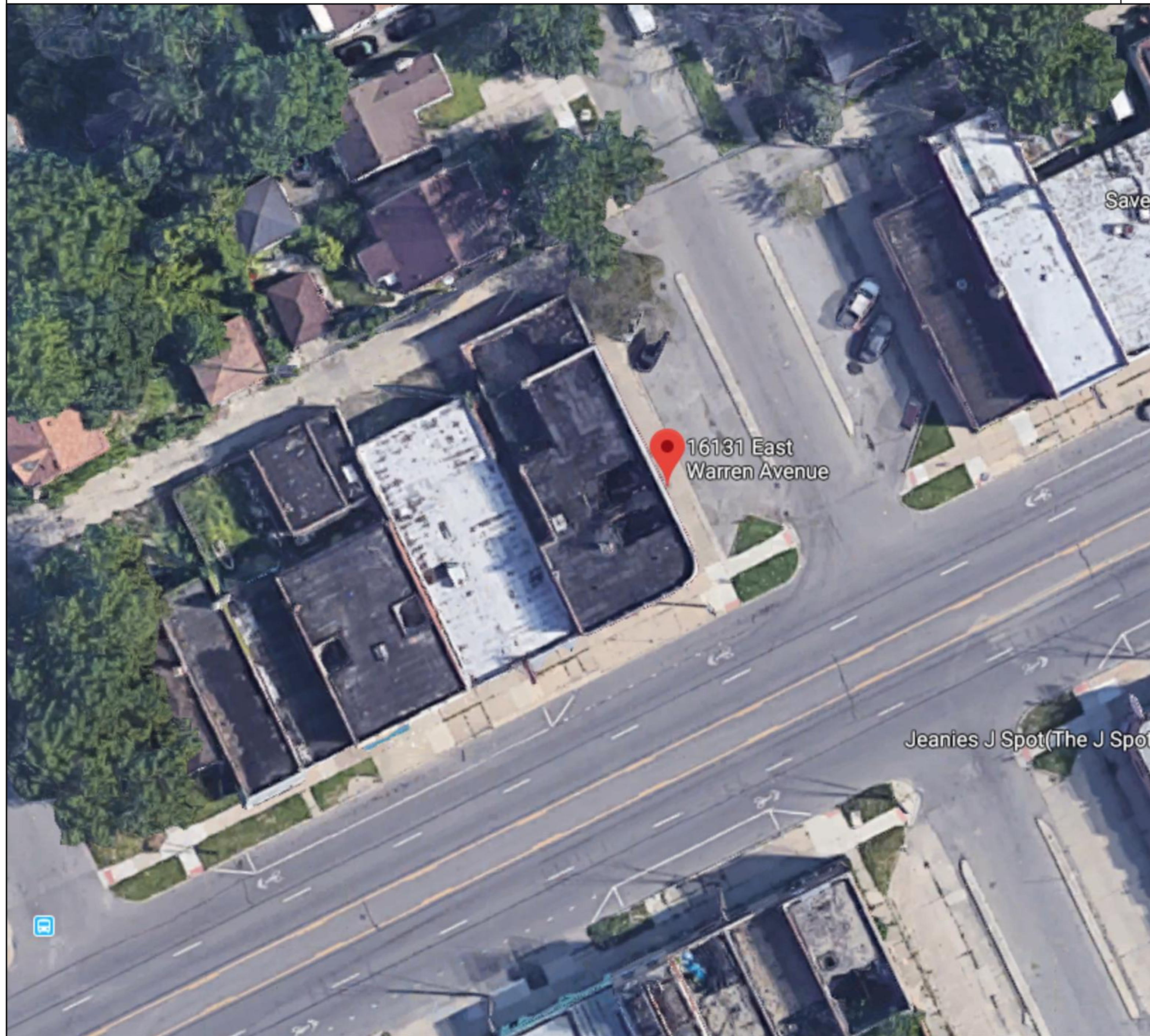
A201 ELEVATIONS

A202 ELEVATIONS

A401 BUILDING SECTION

7 SITE INFORMATION

4 SHEET INDEX



SITE MAP

9 SYMBOLS

<p>DOOR SYMBOL</p> <p>REFERENCE NUMBER</p> <p>ROOM NUMBER</p>	<p>REVISION CLOUD</p>
<p>WINDOW SYMBOL</p> <p>REFERENCE NUMBER</p> <p>ROOM NUMBER</p>	<p>MATCH LINE</p> <p>SHEET NO.</p> <p>THE SHADED PORTION IS THE SIDE CONSIDERED</p>
<p>INTERIOR ELEVATION</p> <p>VIEW IDENTIFICATION</p> <p>SHEET IDENTIFICATION</p>	<p>ROOM LABEL</p> <p>ROOM NAME</p> <p>ROOM NO.</p> <p>FLOOR LEVEL</p>
<p>DETAIL</p> <p>DETAIL NO.</p> <p>SHEET NO.</p> <p>AREA REFERENCE</p>	<p>SECTION</p> <p>SECTION NO.</p> <p>SHEET NO.</p>
<p>EXTERIOR ELEVATION</p> <p>ELEVATION NO.</p> <p>SHEET NO.</p>	<p>DIMENSION STRING</p>
<p>CEILING HEIGHT</p> <p>CEILING HEIGHT.</p>	<p>WORKPOINT</p>

OWNER:
 Ultraia, LLC
 2044 Peters Road
 Ann Arbor, MI 48103
 310.988.0960 | 347.809.0708
 Contact: Marc Maxey or Ellen Donnelly

ARCHITECT:
 Field Day
 944 N Main Street
 Ann Arbor, MI 48104
 310.988.0960 | 347.809.0708
 Contact: Marc Maxey, R.A.

STRUCTURAL ENGINEER:
 Wagner Engineering, LLC
 210 North Mill Street
 Plymouth, MI 38170
 734.392.7034
 Contact: Adam Wagner, P.E.

MECHANICAL & ELECTRICAL ENGINEER:
 MA Engineering
 180 High Oak Rd.
 Bloomfield Hills, MI 48304
 248.258.9538
 Contact: Salim M Sessine, P.E.

ENVIRONMENTAL CONSULTANT:
 ECT, Inc
 1155 Brewery Park Blvd, Suite 115
 Detroit, MI 48207
 313.963.6600
 Contact: Maura Gibbons

CONTRACTOR:
 Artisan Contracting, LLC
 535 Grewold, Suite 111-195
 Detroit, MI 48226
 313-909-0477
 Contact: Shane Overbey

6 PROJECT INFORMATION

FIELD DAY
 944 N MAIN STREET ANN ARBOR, MI 48104
 Phone: (313) 988-0960 & (347) 809-0708

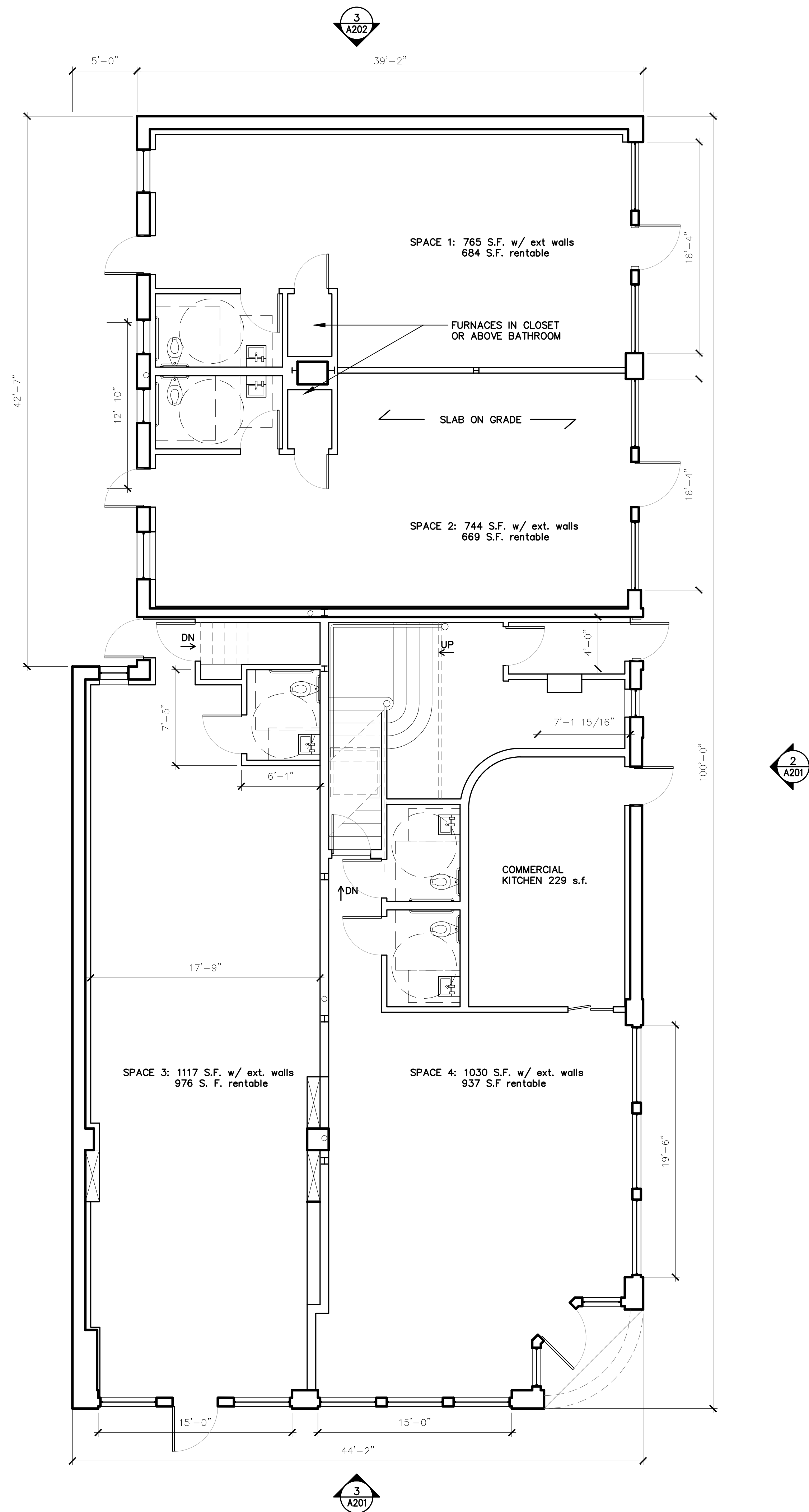
ULTREIA
 16131 E. WARREN AVE.
 DETROIT, MI 48224

TITLE SHEET

MARCH 11, 2024

JOB# 005

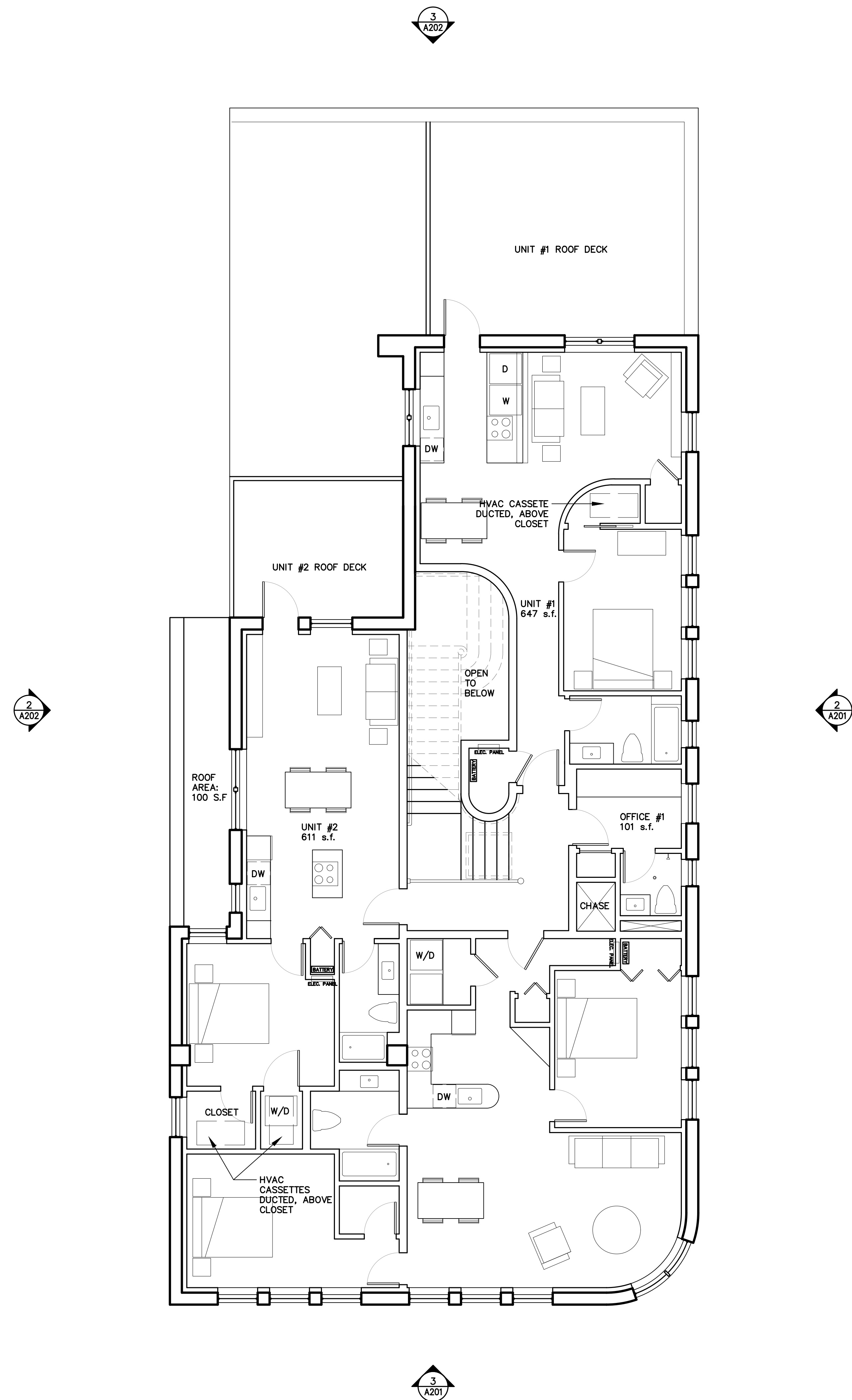
A001



FIRST FLOOR PLAN

SCALE
3/16" = 1'-0"

SECOND FLOOR PLAN



SCALE
3/16" = 1'-0"

FIELD DAY

ULTREIA
16131 E. WARREN AVE.
DETROIT, MI 48224

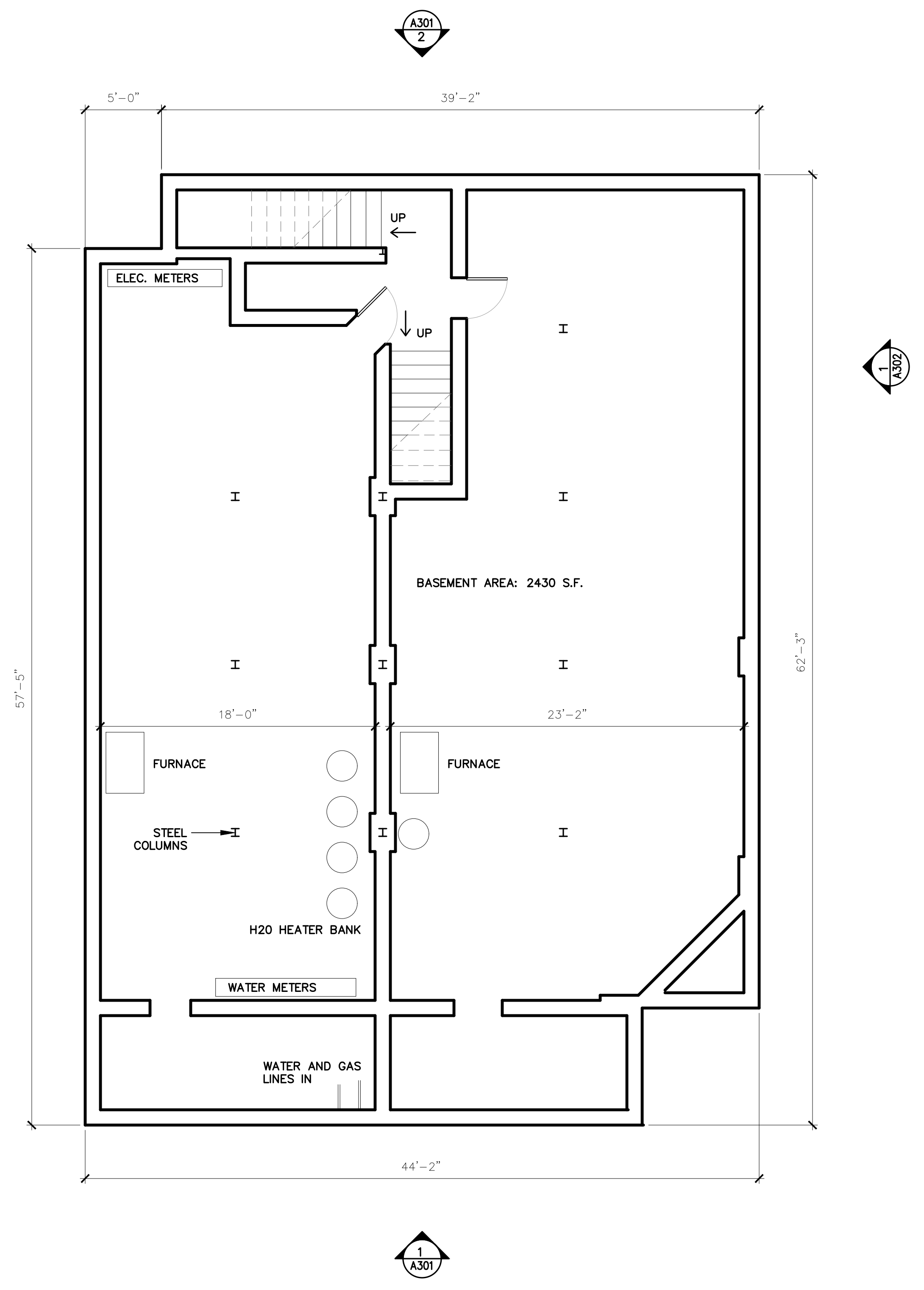
FLOOR PLANS

MARCH 11, 2024

JOB# 005

A101

944 N MAIN STREET ANN ARBOR, MI 48104
Phone (313) 868-0980 & (313) 763-0708



BASEMENT PLAN



EAST ELEVATION

SCALE
1/4" = 1'-0"



SOUTH ELEVATION

SCALE
1/4" = 1'-0"

FIELD DAY

944 N MAIN STREET ANN ARBOR, MI 48104
Phone (313) 866-0980 & (313) 763-0708

ULTREIA
16131 E WARREN AVE.
DETROIT, MI 48224

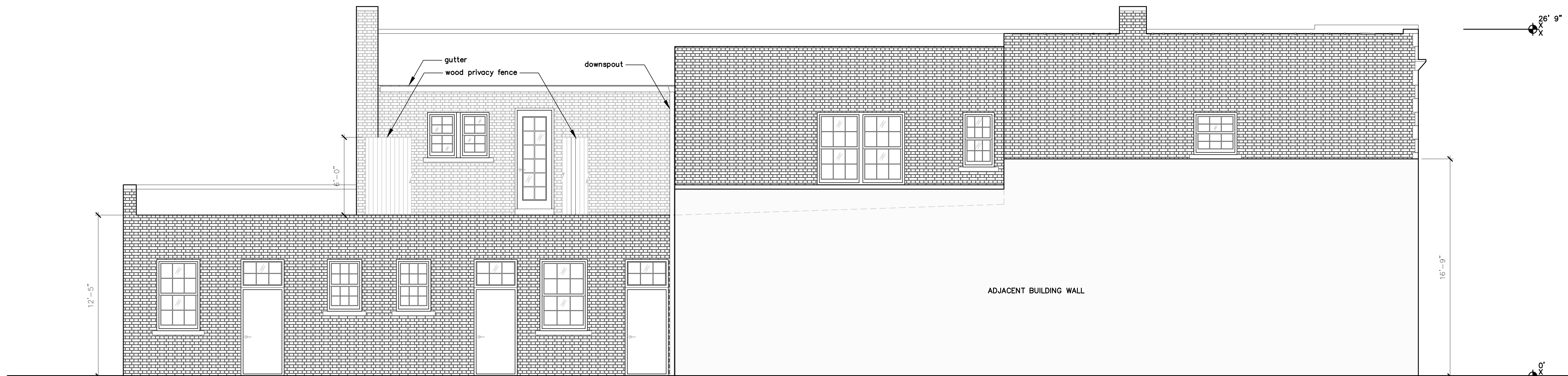
ELEVATIONS

MARCH 11, 2024

△	---

JOB# 005

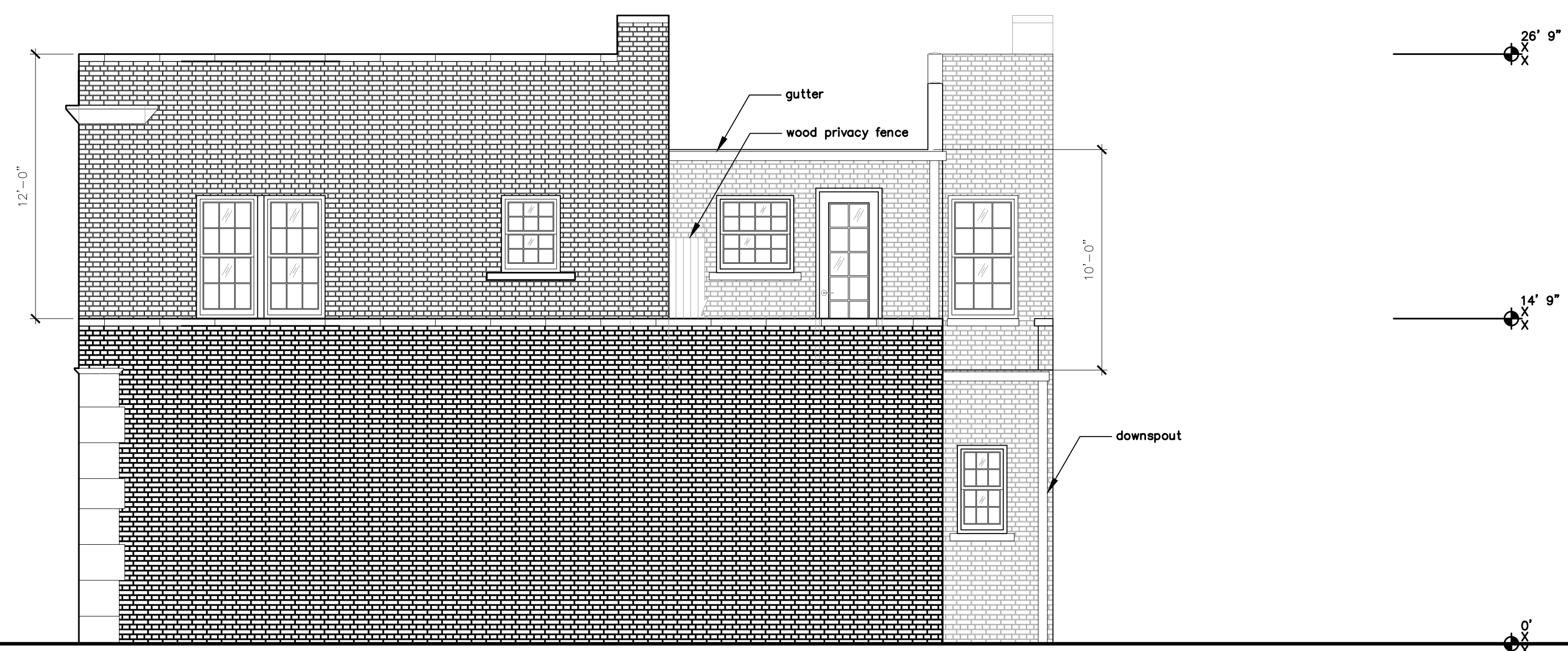
A201



WEST ELEVATION

SCALE
1/4" = 1'-0"

2



NORTH ELEVATION

SCALE
1/4" = 1'-0"

3

FIELD DAY

944 N MAIN STREET ANN ARBOR, MI 48104
Phone (313) 966-0960 & (313) 769-0708

ULTREIA
16131 E. WARREN AVE.
DETROIT, MI 48224

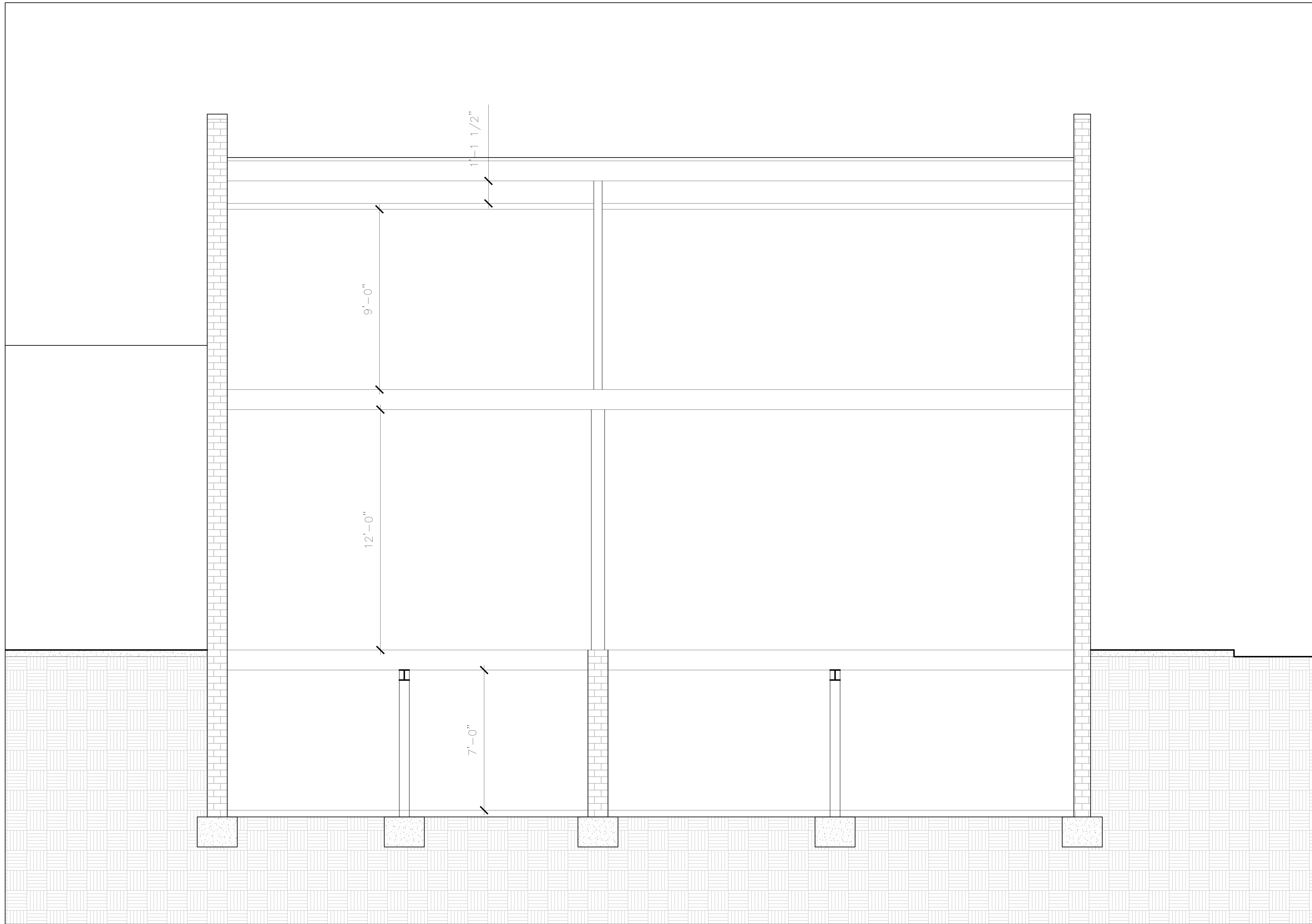
ELEVATIONS

MARCH 11, 2024

△	---

JOB# 005

A202



SOUTH SECTION

SCALE
1/2" = 1'-0"

3

MARCH 11, 2024

△	-----

SECTION

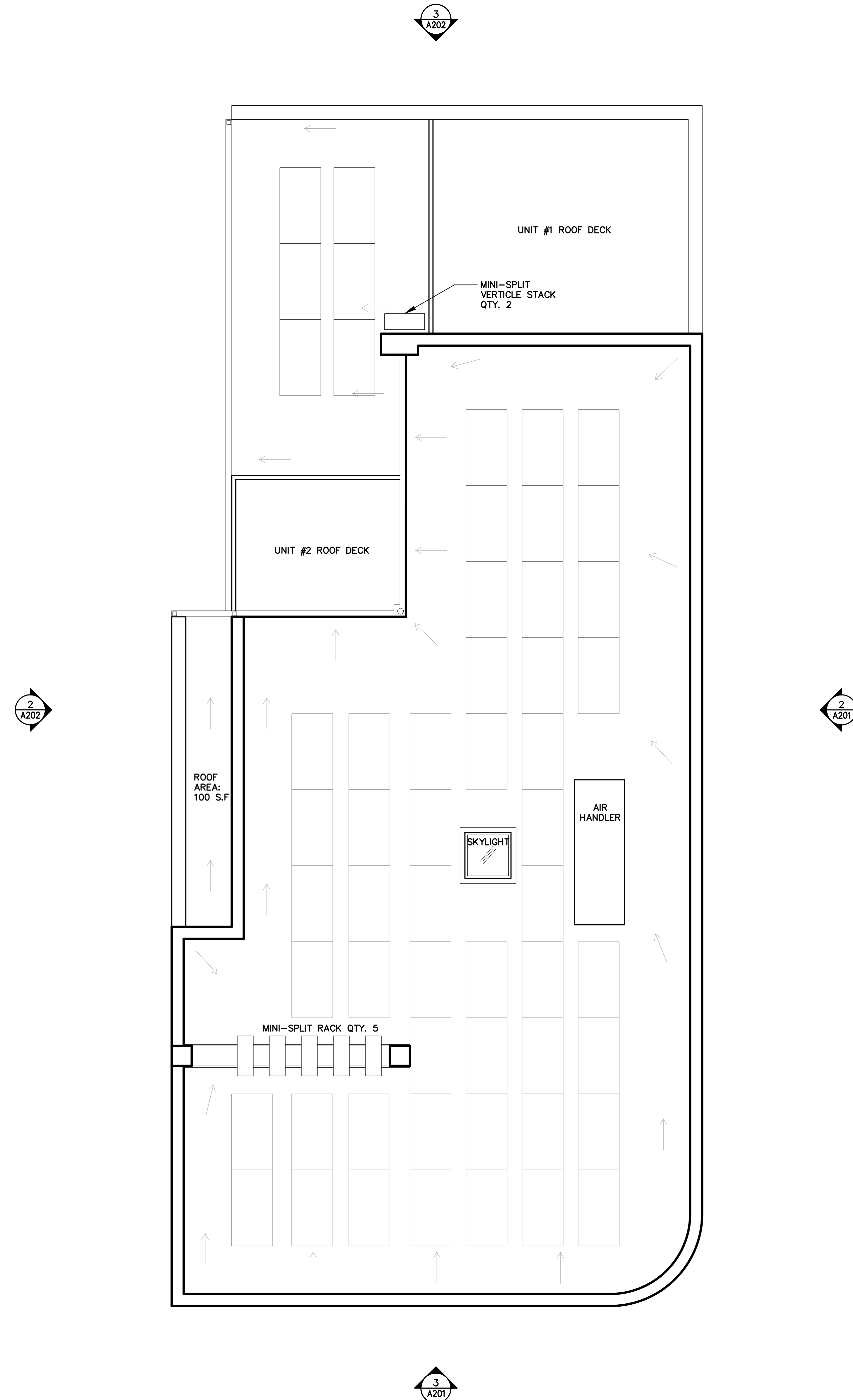
ULTREIA
16131 E. WARREN AVE.
DETROIT, MI 48224

FIELD DAY

944 MAIN STREET ANN ARBOR, MI 48104
Phone (313) 866-0960 & (313) 793-0708

JOB# 005

A401



FIELD DAY

ULTREIA
16131 E. WARREN AVE.
DETROIT, MI 48224

ROOF PLAN

MARCH 11, 2024
△

JOB# 005

A701

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Description

N WARREN E 867&866 EAST DETROIT DEVELOPMENT COS SUB NO 2 L36 P20 PLATS,

W C R 21/426 44 X 100

ATTACHMENT C

Project Description

PROJECT SUMMARY

Project Name:	16131 East Warren Redevelopment Project
Project Location:	The Eligible Property is located at 16131 East Warren Avenue in the Morningside Neighborhood, Wayne County, MI
Type of Eligible Property:	Functionally Obsolete
Total Project Investment:	~\$3,060,000 including land acquisition
Eligible Activities:	Department Specific Activities, Hazardous Building Material Survey, Asbestos and Lead Abatement, Demolition, Site Preparation, Infrastructure Improvements, Brownfield Plan and Act 381 Work Plans.
Reimbursable Costs:	\$722,471 (Estimated Eligible Activities, contingency, interest) \$158,232 (Estimated BRA Administrative Fees) \$38,595 (Estimated State Revolving Loan Fund) <u>\$0</u> (Estimated LBRF to BRA) * can be modified to add 5 years of capture following the reimbursement of Eligible Activities provided that the 35 years is not exceeded in the Brownfield Plan
Total:	\$919,298
Years to Complete Payback:	30 Years
Base TV/New ITV Estimate:	\$24,823/\$301,891
Job Creation:	There will be 40 temporary construction jobs created as a result of this development and at least 1 FTE property management and maintenance jobs created will be created by the developer and 18 FTE jobs are anticipated to be created by the commercial tenants.
Project Timeline:	Following approval of the supporting incentives that are anticipated to include an OPRA tax abatement and Brownfield TIF for the project it is expected that the eligible activities will begin in the Summer of 2024 with a completion date of Winter 2025-26.
Project Overview:	The Property is located in the Morningside Neighborhood. The Property is 0.101 acres and includes one (1) approximately 7200 square-foot, two-story mixed-use building, with a partial basement (the "Building"). The Property is zoned B4 – General Business district and is located on the East Warren Corridor, characterized by one- and two- story commercial and mixed-use buildings.

The Property can be accessed from East Warren Avenue to the south, Bedford Avenue to the East, and a public alley to the north. The Building was constructed in 1927 and appears to have been occupied between 1928-1997. The Building is currently vacant.

The Building, while on the smaller side from other projects typically incented in the City of Detroit is rich in architectural character, with unique brick patterns and limestone engraving, and large-windowed pedestrian-friendly storefronts. It has been abandoned for at least the last 30 years and has fallen into disrepair. The project contemplated at the Property consists of the renovation of the vacant Building into an approximately seven (7) unit (i.e., four (4) ground floor commercial units, and three (3) second floor residential units) modern building emphasizing the historic architectural characteristics of the Building.

Ultreia, LLC (the developer) is a development partnership comprised of Michigan-based Marc Maxey and Ellen Donnelly. Trained as architects and currently working as architects and developers, their goal is to preserve the architectural heritage of existing buildings, recognizing the importance of a building's authentic character and the contribution historic buildings make to communities. In addition, they value their connections with contractors, community members and leaseholders—understanding that improving the built environment is a collaborative process and by engaging with local communities vibrant, sustainable neighborhoods become possible.

The approach for the development and building renovation include:

1. Renovating this abandoned mixed-used building will upgrade the property and building in alignment with the East Warren Neighborhood Framework plan. The resulting product—a fully renovated brick and limestone building—will serve as a visual and physical icon to the entry of the East Warren Corridor and will become a point of pride in the neighborhood.
2. The rents meet 70-80% of AMI and we welcome guaranteeing affordable units as part of the OPRA process. Our model is to provide a well-designed, safe, energy efficient, economically viable product to the residents in the City of Detroit, who can afford to live and work in the City. In addition, the commercial units will be white-boxed and ready to lease to Detroit-based entrepreneurs utilizing a straight-forward modified gross lease to simplify the rental process for commercial tenants.
3. Removing all hazardous materials (asbestos and lead based paint), functionally obsolete HVAC, plumbing and electrical systems, prior to renovation of the building.
4. Removing all compromised roofing and interior wood framing materials. All interior framing, including floor joists will be replaced. All units will have new floor joists, stud framing, drywall, and paint, with modern appliances and finishes. The interior build-out will draw from the building's historic character, and will provide high quality, healthy, light-filled living spaces that residents can be proud to live in.
5. The residential units will be converted into 100% electric units, with the goal of providing highly efficient heat pump heating and cooling in every unit to, along with a solar array and Powerwall (battery backup) to keep electric costs down and to provide power to each unit in the case of power outages.

6. The ground floor commercial units will be stud-framed, drywalled and painted, with ADA bathrooms in each. The historic character of the building will be maintained through careful material selection to fully re-open storefronts, emphasizing the pedestrian-friendly character of the building. Energy efficient mechanical, electrical, and plumbing systems will be installed in each commercial space.
7. The exterior masonry will be repaired and tuck-pointed and the historic limestone crest will be repaired and replaced. All windows will be replaced with energy efficient wood windows to be in alignment with the historic nature of the building.
8. All sidewalks will be repaired, and adjacent city-owned planting areas will be improved and maintained through an encroachment permit to help beautify and maintain the East Warren commercial corridor.

The development team's goal is to use this project as a model project to continue rehabilitating buildings in the Detroit's neighborhoods by preserving and restoring architectural character and quality, while enhancing building systems, and providing well-design sustainable living and working space.

Solar System by Strawberry Solar

16131 E Warren Avenue
Detroit, MI 48224

16131 East Warren Avenue will include a solar installation for each of the three residential units, coupled with a Tesla Powerwall Battery Backup Storage System.

The solar arrays will be mounted on the roof [figure 1]. The unshaded rooftop allows for high solar irradiance (the rate that solar energy contacts a surface). As illustrated in the bar graph on the next page, the solar production from the array exceeds the anticipated monthly consumption 12 months of the year, with the overall energy offset totaling 128% [figure 2]. The electric utility bill offset is anticipated to be 91% per residential unit. This is accomplished because the electricity generated from the solar panels will be self-consumed, excess electricity will be stored on-site in the Tesla Powerwalls and additional electricity will be exported to the utility grid at a set credit value.

The Tesla Powerwall is a fully-integrated AC battery system for residential and light commercial uses. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control and backup. The backup system will protect each residence from power outages, enabling each unit to monitor and use their stored energy for the duration of an outage.

In addition, the environmental impacts of the solar array are significant: over the life of the solar panels, the system equates to 984 barrels of oil being replaced, 10,847 trees planted, and the removal of 4 vehicles from the road.

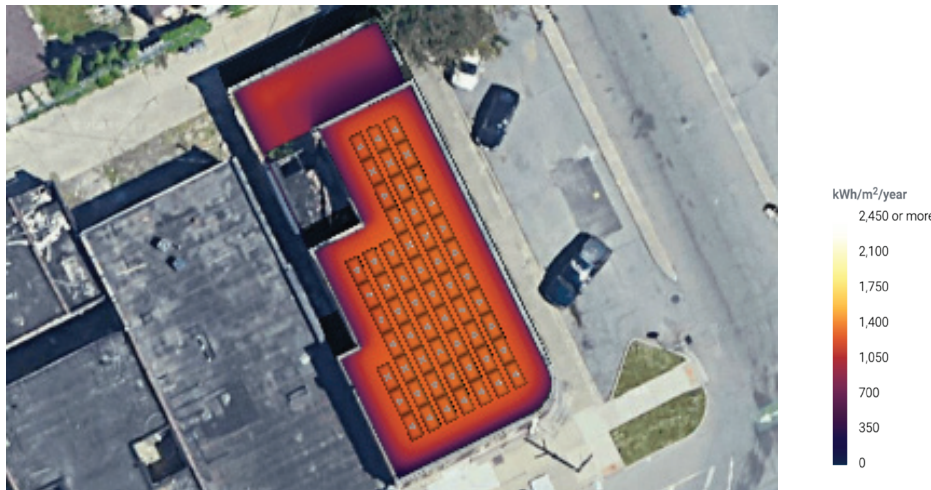
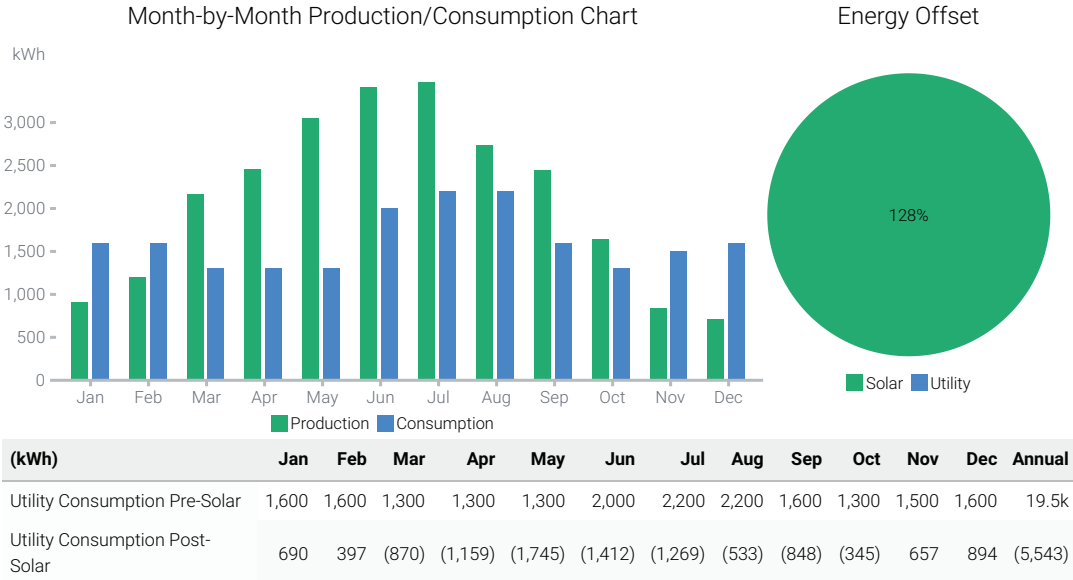


FIGURE 1: Irradiance map of 16131 E Warren roof

See next page for Month-by-Month and Annual Consumption Comparison

Solar System by Strawberry Solar

16131 E Warren Avenue
 Detroit, MI 48224



Monthly Utility Bill Comparison Chart - Year One

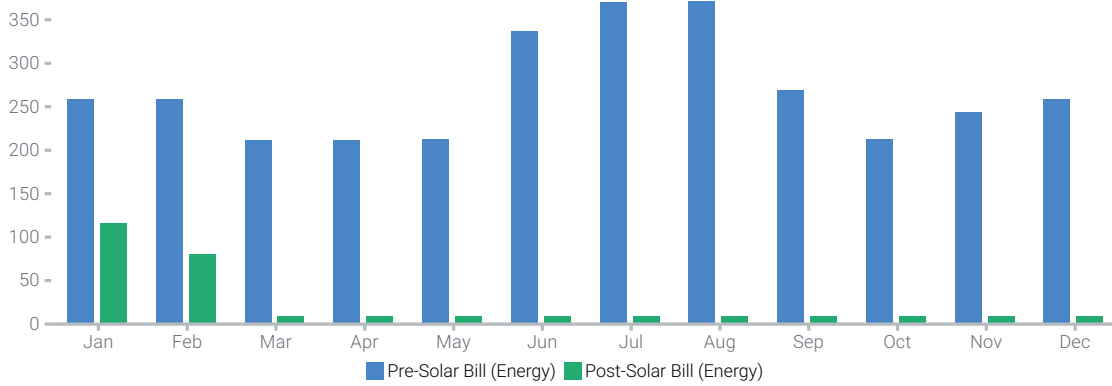


FIGURE 2:

Top: Month-by-Month production and consumption chart using solar energy vs standard utility

Bottom: Monthly Utility Bill comparison during first year

ATTACHMENT D

Supportive Letters



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

May 14, 2024

Ms. Jennifer Kanalos
Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: 16131 East Warren Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 16131 East Warren Brownfield Redevelopment Plan (the "Plan") for consideration.

Ultreia, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 16131 East Warren Avenue at the corner of Bedford Road, bounded by an alley to the north, the property boundary to the west, East Warren Avenue to the south, and Bedford Road to the east in the Morningside neighborhood of Detroit.

The project consists of the redevelopment of the existing approximately 7,200 square foot, vacant one and two-story mixed-use building into approximately 3,400 square feet of ground-floor commercial space and three (3) upper-floor modern apartments. The project will also involve the rehabilitation of the striking brick and limestone exterior of the building.

The project will reactivate and preserve a traditional and architecturally noteworthy mixed-use corner commercial building on the East Warren Avenue corridor that has fallen into severe disrepair. Total investment is estimated at just over \$3 million.

The review for this Brownfield Plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the Brownfield Plan as submitted.

Sincerely,

Russell Baltimore
Assistant Director Design
Planning and Development Department

c: B. Vosburg
C. Capler

April 14, 2024

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

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Marc Maxey and Ellen Donnelly of Ultreia, LLC located at 16131 East Warren Avenue, Detroit, Michigan, 48224. As long-time resident of Bedford Road, I am writing to express my full support for the plan to rehabilitate 16131 E Warren Avenue.

I live in the house across the back alley from 16131 East Warren. It has been vacant for almost the past three decades and the closed storefronts and the boarded up second floor windows are an eyesore to our community. I believe our neighborhood needs this type of investment, especially at East Warren and Bedford Road, which is just outside of the recent streetscape improvement. The project will rehabilitate a beautiful, but blighted building, making the neighborhood safer and more attractive.

I support the proposed Brownfield Redevelopment Plan as it will help bring new businesses and jobs to the East Warren Corridor and Morningside Neighborhood. It will also help attract new products and services that are currently missing from the neighborhood.

We need responsible and sustainable development, and I trust the Marc Maxey /Ultreia LLC will bring responsible and thoughtful redevelopment to the East Warren corridor by restoring a century-old building. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in cursive script that reads "Mrs. Billie Jimerson". The signature is written in black ink and is positioned above the typed name and address.

Mrs. Billie Jimerson
5025 Bedford Road
Detroit, MI 48224

April 14, 2024

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

To the Members of the Detroit Brownfield Redevelopment Authority:

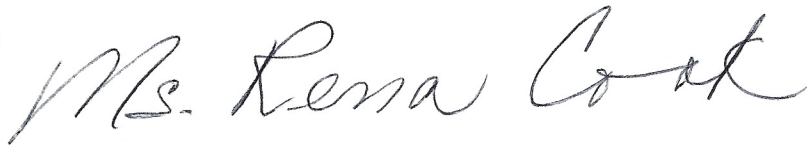
I am writing in support of the project proposed by Marc Maxey and Ellen Donnelly of Ultreia, LLC located at 16131 East Warren Avenue, Detroit, Michigan, 48224. As long-time resident of Bedford Road, I am writing to express my full support for the plan to rehabilitate 16131 E Warren Avenue.

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I support the proposed Brownfield Redevelopment Plan as it will help bring new businesses and jobs to the East Warren Corridor and Morningside Neighborhood. It will also help attract new products and services that are currently missing from the neighborhood.

We need responsible and sustainable development, and I trust the Marc Maxey /Ultreia LLC will bring responsible and thoughtful redevelopment to the East Warren corridor by restoring a century-old building. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in cursive script that reads "Ms. Rena Cook". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Ms. Rena Cook
5025 Bedford Road
Detroit, MI 48224

E. Warren Development Corp

16835 E. Warren
Detroit, MI 48224

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

April 10, 2024

To Members of the Brownfield Redevelopment Authority:

It is with great pleasure that the E. Warren Development Corp has this opportunity to provide a letter of support for Ultraia, LLC comprised of Marc Maxey and Ellen Donnelly in their pursuit of a Brownfield Redevelopment Plan for the 16131 E. Warren project ("Ultraia"). E. Warren Development Corp. is a community and economic development nonprofit located on the far east side, focusing on the E. Warren corridor.

As a community and economic development organization, it is imperative to partner with a developer dedicated to the support and success of the E. Warren Corridor. We have been a community partner involved with Marc Maxey's and Ellen Donnelly's architecture and development practice, Field Day, for the entirety of their project. They have intentionally engaged our neighborhoods to solicit feedback and thoughts on the process. The impact of the Ultraia development, designed by Field Day, is vital to the ongoing development in our neighborhood. They are a trusted developer.

The rehabilitation of the building at 16131 E. Warren is critical to the success and growth of the E. Warren Corridor. Ultraia will help provide the need for more housing units and commercial spaces to increase walkability along the corridor. We are in full support of Ultraia LLC's project on our corridor and look forward to seeing this development come to fruition.

Sincerely,



Joe Rashid, Executive Director
E. Warren Development Corp



Detroit Brownfield Redevelopment Authority
c/o Detroit Economic Growth Corporation
500 Griswold, Suite 2200
Detroit, MI 48226

April 13, 2024

To Whom It May Concern:

The MorningSide Community Organization would like to express our strong support for the project proposed by Ultreia, LLC for their property at 16131 East Warren in the center of the Morningside community.

Neighborhood residents are acutely aware that this important corner building at Bedford and E. Warren has remained vacant for at least the past 25 years. Its now-closed storefronts and boarded second floor windows stand in contrast to our strong residential blocks. Housing values in Morningside rose more quickly in 2023 than in almost any other neighborhood.

During the past two years, we have witnessed the rebirth of much of East Warren Avenue, sparked by the multi-million dollar streetscape investment from the City of Detroit's Strategic Neighborhood Fund. This building, one block west of the new streetscape, promises to extend the revitalization momentum.

As a neighborhood and a city, we need affordable housing and responsible development that preserves one of our few remaining historic structures. In addition, this project will attract new businesses and create jobs for local residents.

On behalf of the entire MorningSide Community Organization, I encourage approval of the Brownfield Redevelopment Plan submitted by Marc Maxey and Ellen Donnelly, Ultreia LLC.

Sincerely,

A handwritten signature in black ink that reads "Eric Dueweke". The signature is written in a cursive, flowing style.

Eric Dueweke, President
MorningSide Community Organization

Gaston & Charon Nogues

4706 Nottingham road
Detroit, MI. 48224

May 4, 2024

Dear Sir or Madam,

It is my pleasure to write this letter in support of 'Ultreia' a project proposed by Marc Maxey and Ellen Donnelly located at 16131 East Warren Avenue in Detroit.

My wife Charon and I are active community members and we are engaged in many activities that aim to improve our community and engage with our neighbors so that we can together foster a vibrant little neighborhood. Charon is member of the Morningside Community Organization and has helped to organize clean up activities and blight removal as well as helping facilitate planting over 110 trees in the Morningside. As well as being on the advisory board of Brilliant Detroit working with local kids and their families.

Together my wife and I have been rehabbing the home where we live, raising a teenage boy that just graduated from from the local public school and tending to our garden called the Cornwall Corridor Community Project. We regularly walk the neighborhood and we are excited with all the changes happening on Warren.

We are in support of the proposed Brownfield Redevelopment Plan. It will take this and many more projects like it to bring back Warren Avenue from boarded up eyesores to beautiful storefronts with housing above. We particularly appreciate the fact the building will retain its original character even though it has suffered decades of neglect. Having modern amenities like solar power on the roof will be great to lower power usage and to make it immune to power outages. I am excited to see the type of store that could occupy the storefronts since we need many things for a vibrant neighborhood.

Ultreia is a greeting among pilgrims which I find it fitting as I had previously met Marc during my time in the West Coast when I had an art and design practice, I reconnected with him as I was walking by the building on Warren Avenue.

The world is small

Sincerely yours,

Gaston & Charon Nogues

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1 - Brownfield Eligible Activities -			
EGLE Department Specific Eligible Activity	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Completion/Season/Year	
Pre- Approved Exempt Activities			
Phase I Environmental Site Assessment (ESA)	\$ 2,700.00	Spring - Summer 2024	
Pre-rehab/demo. Hazardous Building Material Survey	\$ 7,800.00		
Phase II ESA	\$ 10,000.00		
Health and Safety Plan(s)	\$ 4,500.00		
Due Care Planning - evaluation of current conditions - 4 Quarters of Soil/gas tests	\$ 16,500.00		
Due Care Plan(s) - on site construction management due care plan	\$ 3,600.00		
Due Care Plan-Construction Management Plan	\$ 4,400.00		
Project Management/GC	\$ 5,520.00		
Contingency 15 %	\$ 7,425.00		
Total - BEA Activities	\$ 62,445.00		
Due Care Activities			
Instatlation of Epoxy Flooring to address Soil Gas Intrusion	\$ 11,250.00	Fall 2024 - Fall 2025	
Soil/Gas Vapor Mitigation System (GVMS) inclusive of design, install and post testing	\$ 68,500.00		
Project Management and GC	\$ 7,975.00		
Contingency 15%	\$ 13,159		
Total -Due Care Environmental Activities	\$ 100,884		
Total Department Specific EGLE Eligible Activiites	\$ 163,329		
MSF - Non- Environmental Eligible Activities			
Demolition and Hazardous Building Material Abatement			
Building Demolition (interior, partial building)			
Deconstruction or select demolition of building elements for rehab, interal removal of all building walls, HVAC, plumbing, electrical, roof and associated shoring	\$ 150,000.00	Summer 2024 - Fall 2025	
Proper Disposal of building content solid waste	\$ 3,500.00		
Site Demolition			
Abandoned utilities, alley, abandoned foundations, curbs and gutters, sidewalks	\$ 20,000.00		
Demolition - Project Management and Oversight	\$ 2,000.00		
Lead & Asbestos Surveys and Abatement			
Abatement of ACM, LBP, Mold and Universal Waste Disposal (AST)	\$ 65,000.00		
Dewatering during basement mold abatement and foundation improvements	\$ 7,800.00		
Project Management	\$ 24,980.00		
Sub Total - Demolition and Abatement as allowable under Act 381	\$ 273,280.00		
Contingency 15%	\$ 40,992.00		
Total - Demolition and Abatement Activities as allowable under Act 381	\$ 314,272.00		
Site Preparation			
Relocation of Electrical Utility - private in certain cases	\$ 40,000.00	Fall 2024- Fall 2025	
Temporary Utilities	\$ 3,000.00		
Project Management and GC	\$ 4,300.00		
Contingency 15%	\$ 7,095.00		
Total - Site Preparation	\$ 54,395.00		
Infrastructure Improvements			
Landscape in ROW - Urban Stormwater Management	\$ 30,000.00	Fall 2024- Fall 2025	
Public Ally- utilities - DTE Utility Work, if applicable	\$ 10,000.00		
Sidewalk/Alley & Pavers in ROW	\$ 20,000.00		
Streetscape / Landcapting / Lighting in ROW	\$ 5,000.00		
Urban Stormwater Management System	\$ 50,000.00		
Infrastructure Improvements - Project Management -	\$ 11,500.00		
Contingency 15%	\$ 18,975.00		
Total Infrastructure	\$ 145,475.00		
Total on all MSF Non-Environmental Activities	\$ 514,142		
Brownfield Plan & Act 381 Work Plan Preparation			
Brownfield Plan/Act 381 Work Plan Preparation *split between EGLE and MEDC	\$ 30,000.00	Spring 2024 - Summer 2026	
Brownfied Plan and Act 381 Work Plan Implemenation *split between EGLE and MEDC	\$ 15,000.00		
Sub-Total Brownfield Plan & Act 381 Work Plan Preparation	\$ 45,000.00		
Developer Reimbursement of Total EGLE Environmental Activities	\$ 185,829		
Developer Reimbursement of Total MSF Non-Environmental Activities	\$ 536,642		
Developer Total Estimated Brownfield Activities	\$ 722,471		

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates
16131 E Warren Avenue
 Detroit, Wayne County, Michigan
 2024

Estimated Taxable Value (TV) Increase Rate 1.5%:

Brownfield Plan Year Capture			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Calendar Year			2024	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Parent Parcel LAND - Ad Valorem	Base Year set in 2024	Base Taxable Value	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823
		Estimated New TV		\$ 326,714	\$ 334,620	\$ 342,718	\$ 351,012	\$ 359,507	\$ 368,207	\$ 377,117	\$ 386,243	\$ 395,591	\$ 405,164	\$ 414,969	\$ 425,011	\$ 597,296	\$ 611,751
		Incremental Difference (New TV - Base TV)		\$ 301,891	\$ 309,797	\$ 317,895	\$ 326,189	\$ 334,684	\$ 343,384	\$ 352,294	\$ 361,420	\$ 370,768	\$ 380,341	\$ 390,146	\$ 400,188	\$ 572,473	\$ 586,928
				1	2	3	4	5	6	7	8	9	10	11	12		
OPRA (PA 146) - 100% of Local only Taxes for 12 Years				\$ 19,172	\$ 19,675	\$ 20,189	\$ 20,716	\$ 21,255	\$ 21,808	\$ 22,374	\$ 22,953	\$ 23,547	\$ 24,155	\$ 24,777	\$ 25,415		
Post Development Taxable Value				\$ 326,714	\$ 334,620	\$ 342,718	\$ 351,012	\$ 359,507	\$ 368,207	\$ 377,117	\$ 386,243	\$ 395,591	\$ 405,164	\$ 414,969	\$ 425,011	\$ 597,296	\$ 611,751

School Capture *no capture		Millage Rate	
State Education Tax (SET)	6.0000	\$ 1,811	\$ 1,859
School Operating Tax	17.0430	\$ 5,145	\$ 5,280
School Total	23.0430	\$ 6,956	\$ 7,139
	0.3586	\$ 7,325	\$ 7,516
		\$ 7,712	\$ 7,913
		\$ 8,118	\$ 8,328
		\$ 8,544	\$ 8,764
		\$ 8,990	\$ 9,222
		\$ 13,192	\$ 13,525

Local Capture		Millage Rate	
Detroit City Operating	19.9520		\$ 11,422
Library	4.6307		\$ 2,651
Wayne County Operating (summer)	5.6099		\$ 3,212
Wayne County Operating (winter)	0.9829		\$ 563
Wayne County Jails	0.9358		\$ 536
Wayne County Parks	0.2442		\$ 140
HCMA	0.2070		\$ 119
Wayne County RESA	0.0956		\$ 55
Wayne County Special Ed	3.3443		\$ 1,915
Wayne County RESA ENH	1.9876		\$ 1,138
Wayne County Community College	3.2202		\$ 1,843
Local Total	41.2102	0.6414	\$ 23,592
			\$ 24,187

Non-Capturable Millages		Millage Rate	
City Debt	9.0000		\$ 5,152
School Debt	13.0000		\$ 7,442
DIA	0.1986		\$ 114
Zoo	0.0992		\$ 57
Total Non-Capturable Taxes	22.1986		\$ 12,765
			\$ 13,087

Total Millages	86.4518		
Total Brownfield Capturable Millages	64.25	\$ -	\$ 6,956
			\$ 7,139
			\$ 7,325
			\$ 7,516
			\$ 7,712
			\$ 7,913
			\$ 8,118
			\$ 8,328
			\$ 8,544
			\$ 8,764
			\$ 8,990
			\$ 9,222
			\$ 36,783
			\$ 37,712

Tax Increment Revenue Capture Estimates
16131 E Warren Avenue
 Detroit, Wayne County, Michigan
 2024

Estimated Taxable Value (TV) Increase Rate 1.5%:

Brownfield Plan Year Capture			15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Calendar Year			2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Parent Parcel LAND - Ad Valorem	Base Year set in 2024	Base Taxable Value	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823	\$ 24,823
	Estimated New TV		\$ 626,555	\$ 641,718	\$ 657,247	\$ 673,153	\$ 689,443	\$ 706,128	\$ 723,216	\$ 740,718	\$ 758,643	\$ 777,002	\$ 795,806	\$ 815,064	\$ 834,789	\$ 854,991	\$ 875,682
	Incremental Difference (New TV - Base TV)		\$ 601,732	\$ 616,895	\$ 632,424	\$ 648,330	\$ 664,620	\$ 681,305	\$ 698,393	\$ 715,895	\$ 733,820	\$ 752,179	\$ 770,983	\$ 790,241	\$ 809,966	\$ 830,168	\$ 850,859

OPRA (PA 146) - 100% of Local only Taxes for 12 Years

Post Development Taxable Va \$ 626,555 \$ 641,718 \$ 657,247 \$ 673,153 \$ 689,443 \$ 706,128 \$ 723,216 \$ 740,718 \$ 758,643 \$ 777,002 \$ 795,806 \$ 815,064 \$ 834,789 \$ 854,991 \$ 875,682

School Capture *no capture	Millage Rate																														
State Education Tax (SET)	6.0000	\$	3,610	\$	3,701	\$	3,795	\$	3,890	\$	3,988	\$	4,088	\$	4,190	\$	4,295	\$	4,403	\$	4,513	\$	4,626	\$	4,741	\$	4,860	\$	4,981	\$	5,105
School Operating Tax	17.0430	\$	10,255	\$	10,514	\$	10,778	\$	11,049	\$	11,327	\$	11,611	\$	11,903	\$	12,201	\$	12,506	\$	12,819	\$	13,140	\$	13,468	\$	13,804	\$	14,149	\$	14,501
School Total	23.0430	0.3586	\$ 13,866	\$ 14,215	\$ 14,573	\$ 14,939	\$ 15,315	\$ 15,699	\$ 16,093	\$ 16,496	\$ 16,909	\$ 17,332	\$ 17,766	\$ 18,210	\$ 18,664	\$ 19,130	\$ 19,606														

Local Capture	Millage Rate																														
Detroit City Operating	19.9520	\$	12,006	\$	12,308	\$	12,618	\$	12,935	\$	13,261	\$	13,593	\$	13,934	\$	14,284	\$	14,641	\$	15,007	\$	15,383	\$	15,767	\$	16,160	\$	16,564	\$	16,976
Library	4.6307	\$	2,786	\$	2,857	\$	2,929	\$	3,002	\$	3,078	\$	3,155	\$	3,234	\$	3,315	\$	3,398	\$	3,483	\$	3,570	\$	3,659	\$	3,751	\$	3,844	\$	3,940
Wayne County Operating (summer)	5.6099	\$	3,376	\$	3,461	\$	3,548	\$	3,637	\$	3,728	\$	3,822	\$	3,918	\$	4,016	\$	4,117	\$	4,220	\$	4,325	\$	4,433	\$	4,544	\$	4,657	\$	4,773
Wayne County Operating (winter)	0.9829	\$	591	\$	606	\$	622	\$	637	\$	653	\$	670	\$	686	\$	704	\$	721	\$	739	\$	758	\$	777	\$	796	\$	816	\$	836
Wayne County Jails	0.9358	\$	563	\$	577	\$	592	\$	607	\$	622	\$	638	\$	654	\$	670	\$	687	\$	704	\$	721	\$	740	\$	758	\$	777	\$	796
Wayne County Parks	0.2442	\$	147	\$	151	\$	154	\$	158	\$	162	\$	166	\$	171	\$	175	\$	179	\$	184	\$	188	\$	193	\$	198	\$	203	\$	208
HCMA	0.2070	\$	125	\$	128	\$	131	\$	134	\$	138	\$	141	\$	145	\$	148	\$	152	\$	156	\$	160	\$	164	\$	168	\$	172	\$	176
Wayne County RESA	0.0956	\$	58	\$	59	\$	60	\$	62	\$	64	\$	65	\$	67	\$	68	\$	70	\$	72	\$	74	\$	76	\$	77	\$	79	\$	81
Wayne County Special Ed	3.3443	\$	2,012	\$	2,063	\$	2,115	\$	2,168	\$	2,223	\$	2,278	\$	2,336	\$	2,394	\$	2,454	\$	2,516	\$	2,578	\$	2,643	\$	2,709	\$	2,776	\$	2,846
Wayne County RESA ENH	1.9876	\$	1,196	\$	1,226	\$	1,257	\$	1,289	\$	1,321	\$	1,354	\$	1,388	\$	1,423	\$	1,459	\$	1,495	\$	1,532	\$	1,571	\$	1,610	\$	1,650	\$	1,691
Wayne County Community College	3.2202	\$	1,938	\$	1,987	\$	2,037	\$	2,088	\$	2,140	\$	2,194	\$	2,249	\$	2,305	\$	2,363	\$	2,422	\$	2,483	\$	2,545	\$	2,608	\$	2,673	\$	2,740
Local Total	41.2102	0.6414	\$ 24,798	\$ 25,422	\$ 26,062	\$ 26,718	\$ 27,389	\$ 28,077	\$ 28,781	\$ 29,502	\$ 30,241	\$ 30,997	\$ 31,772	\$ 32,566	\$ 33,379	\$ 34,211	\$ 35,064														

Non-Capturable Millages	Millage Rate																														
City Debt	9.0000	\$	5,416	\$	5,552	\$	5,692	\$	5,835	\$	5,982	\$	6,132	\$	6,286	\$	6,443	\$	6,604	\$	6,770	\$	6,939	\$	7,112	\$	7,290	\$	7,472	\$	7,658
School Debt	13.0000	\$	7,823	\$	8,020	\$	8,222	\$	8,428	\$	8,640	\$	8,857	\$	9,079	\$	9,307	\$	9,540	\$	9,778	\$	10,023	\$	10,273	\$	10,530	\$	10,792	\$	11,061
DIA	0.1986	\$	120	\$	123	\$	126	\$	129	\$	132	\$	135	\$	139	\$	142	\$	146	\$	149	\$	153	\$	157	\$	161	\$	165	\$	169
Zoo	0.0992	\$	60	\$	61	\$	63	\$	64	\$	66	\$	68	\$	69	\$	71	\$	73	\$	75	\$	76	\$	78	\$	80	\$	82	\$	84
Total Non-Capturable Taxes	22.1986	\$	13,417	\$	13,755	\$	14,102	\$	14,456	\$	14,820	\$	15,192	\$	15,573	\$	15,963	\$	16,363	\$	16,772	\$	17,191	\$	17,621	\$	18,060	\$	18,511	\$	18,972

Total Millages	86.4518																														
Total Brownfield Capturable Millages	64.25	\$	38,663	\$	39,637	\$	40,635	\$	41,657	\$	42,704	\$	43,776	\$	44,874	\$	45,999	\$	47,150	\$	48,330	\$	49,538	\$	50,776	\$	52,043	\$	53,341	\$	54,670

Tax Increment Revenue Capture Estimates
16131 E Warren Avenue
 Detroit, Wayne County, Michigan
 2024

Estimated Taxable Value (TV) Increase Rate 1.5%:

	Brownfield Plan Year Capture	30		TOTAL
	Calendar Year	2055		
Parent Parcel LAND - Ad Valorem	Base Year set in 2024	Base Taxable Value	\$ 24,823	
		Estimated New TV	\$ 896,873	
		Incremental Difference (New TV - Base TV)	\$ 872,050	
OPRA (PA 146) - 100% of Local only Taxes for 12 Years				
	Post Development Taxable Va		\$ 896,873	
School Capture *no capture				
	Millage Rate			
State Education Tax (SET)	6.0000		\$ 5,232	\$ 102,110
School Operating Tax	17.0430		\$ 14,862	\$ 290,042
	School Total	23.0430	0.3586	\$ 20,095
				\$ 392,152
Local Capture				
	Millage Rate			
Detroit City Operating	19.9520		\$ 17,399	\$ 255,969
Library	4.6307		\$ 4,038	\$ 59,408
Wayne County Operating (summer)	5.6099		\$ 4,892	\$ 71,971
Wayne County Operating (winter)	0.9829		\$ 857	\$ 12,610
Wayne County Jails	0.9358		\$ 816	\$ 12,006
Wayne County Parks	0.2442		\$ 213	\$ 3,133
HCMA	0.2070		\$ 181	\$ 2,656
Wayne County RESA	0.0956		\$ 83	\$ 1,226
Wayne County Special Ed	3.3443		\$ 2,916	\$ 42,905
Wayne County RESA ENH	1.9876		\$ 1,733	\$ 25,499
Wayne County Community College	3.2202		\$ 2,808	\$ 41,313
	Local Total	41.2102	0.6414	\$ 35,937
				\$ 528,696
Non-Capturable Millages				
	Millage Rate			
City Debt	9.0000		\$ 7,848	\$ 115,463
School Debt	13.0000		\$ 11,337	\$ 166,780
DIA	0.1986		\$ 173	\$ 2,548
Zoo	0.0992		\$ 87	\$ 1,273
	Total Non-Capturable Taxes	22.1986	\$ 19,445	\$ 286,064
Total Millages	86.4518			
Total Brownfield Capturable Millages	64.25		\$ 56,032	\$ 920,848

Tax Incremental Revenue Reimbursement Allocation Table
16131 E Warren Avenue
 Detroit, Wayne County, MI
 2024

Developer Maximum Reimbursement Proportionality	School & Local Taxes	Local-Only Taxes	Total
Combined 100.00%	\$ 722,471	0	\$ 722,471
State 35.86%	\$ 327,022	0	\$ 327,022
Local 64.14%	\$ 395,449	\$ -	\$ 395,449
TOTAL 100.00%	\$ 722,471	0	\$ 722,471
MSF 74.28%	\$ 536,642	0	\$ 536,642
EGLE 25.72%	\$ 185,829	\$ -	\$ 185,829

Estimated Total Years of Plan: 30 Years

Developer Total Estimated Tax Reimbursement	\$ 722,471
BRA Admin Fee Tax Reimbursement	\$ 158,232
State Brownfield Redevelopment Fund Reimbursement	\$ 38,595
Local Brownfield Revolving Loan Fund	\$ -
TOTAL	\$ 919,298

OPRA (PA 146) - 100% of Local only Taxes for 12 Years

Number of Years for Brownfield Plan Reimbursement	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Brownfield Plan Reimbursement	2024-2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total State Incremental Revenue	\$ -	\$ 6,956	\$ 7,139	\$ 7,325	\$ 7,516	\$ 7,712	\$ 7,913	\$ 8,118	\$ 8,328	\$ 8,544	\$ 8,764	\$ 8,990	\$ 9,222	\$ 13,192	\$ 13,525	\$ 13,866	\$ 14,215
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ 906	\$ 929	\$ 954	\$ 979	\$ 1,004	\$ 1,030	\$ 1,057	\$ 1,084	\$ 1,112	\$ 1,141	\$ 1,170	\$ 1,201	\$ 1,717	\$ 1,761	\$ 1,805	\$ 1,851
State TIR Available for Reimbursement	\$ -	\$ 6,051	\$ 6,209	\$ 6,372	\$ 6,538	\$ 6,708	\$ 6,882	\$ 7,061	\$ 7,244	\$ 7,431	\$ 7,623	\$ 7,820	\$ 8,021	\$ 11,474	\$ 11,764	\$ 12,061	\$ 12,364
Total Local Incremental Revenue - not capture during OPRA period, if approved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,592	\$ 24,187	\$ 24,798	\$ 25,422
BRA Administrative Fee (15%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,028	\$ 22,436	\$ 9,206	\$ 5,668
Local TIF basis for Admin Deferred fee	\$ -	\$ 12,441	\$ 12,767	\$ 13,101	\$ 13,442	\$ 13,792	\$ 14,151	\$ 14,518	\$ 14,894	\$ 15,279	\$ 15,674	\$ 16,078	\$ 16,492	\$ 564	\$ 1,751	\$ 15,592	\$ 19,754
BRA Administrative Fee (15%) deferred	\$ 38,488	\$ 2,774	\$ 2,846	\$ 2,921	\$ 2,997	\$ 3,075	\$ 3,155	\$ 3,237	\$ 3,321	\$ 3,407	\$ 3,495	\$ 3,585	\$ 3,677	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ -	\$ 6,051	\$ 6,209	\$ 6,372	\$ 6,538	\$ 6,708	\$ 6,882	\$ 7,061	\$ 7,244	\$ 7,431	\$ 7,623	\$ 7,820	\$ 8,021	\$ 12,038	\$ 13,515	\$ 27,652	\$ 32,119

DEVELOPER	Beginning Balance	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
DEVELOPER Reimbursement Balance	\$ 722,471	\$ 716,420	\$ 710,211	\$ 703,839	\$ 697,302	\$ 690,593	\$ 683,711	\$ 676,650	\$ 669,406	\$ 661,975	\$ 654,352	\$ 646,532	\$ 638,511	\$ 626,473	\$ 612,958	\$ 585,306	\$ 553,187	

EGLE -Preapproved-Environmental Costs	\$ 185,829	\$ 1,556	\$ 1,597	\$ 1,639	\$ 1,682	\$ 1,725	\$ 1,770	\$ 1,816	\$ 1,863	\$ 1,911	\$ 1,961	\$ 2,011	\$ 2,063	\$ 6,019	\$ 6,758	\$ 7,113	\$ 8,261
State Tax Reimbursement		\$ 1,556	\$ 1,597	\$ 1,639	\$ 1,682	\$ 1,725	\$ 1,770	\$ 1,816	\$ 1,863	\$ 1,911	\$ 1,961	\$ 2,011	\$ 2,063	\$ 5,737	\$ 5,882	\$ 2,551	\$ 2,963
Local Tax Reimbursement														\$ 282	\$ 876	\$ 4,562	\$ 5,299
Total EGLE Reimbursement Balance	\$ 185,829	\$ 184,273	\$ 182,676	\$ 181,037	\$ 179,355	\$ 177,630	\$ 175,859	\$ 174,043	\$ 172,180	\$ 170,269	\$ 168,308	\$ 166,296	\$ 164,233	\$ 158,214	\$ 151,457	\$ 144,344	\$ 136,083
MSF Non-Environmental Costs	\$ 536,642	\$ 4,494	\$ 4,612	\$ 4,733	\$ 4,856	\$ 4,983	\$ 5,112	\$ 5,245	\$ 5,381	\$ 5,520	\$ 5,662	\$ 5,808	\$ 5,958	\$ 6,019	\$ 6,758	\$ 20,540	\$ 23,857
State Tax Reimbursement		\$ 4,494	\$ 4,612	\$ 4,733	\$ 4,856	\$ 4,983	\$ 5,112	\$ 5,245	\$ 5,381	\$ 5,520	\$ 5,662	\$ 5,808	\$ 5,958	\$ 5,737	\$ 5,882	\$ 7,366	\$ 8,556
Local Tax Reimbursement														\$ 282	\$ 876	\$ 13,174	\$ 15,301
Total MSF Reimbursement Balance	\$ 536,642	\$ 532,148	\$ 527,535	\$ 522,803	\$ 517,946	\$ 512,964	\$ 507,852	\$ 502,607	\$ 497,226	\$ 491,706	\$ 486,044	\$ 480,235	\$ 474,278	\$ 468,259	\$ 461,501	\$ 440,961	\$ 417,104
Total Annual Developer Reimbursement	\$ 722,471	\$ 6,051	\$ 6,209	\$ 6,372	\$ 6,538	\$ 6,708	\$ 6,882	\$ 7,061	\$ 7,244	\$ 7,431	\$ 7,623	\$ 7,820	\$ 8,021	\$ 12,038	\$ 13,515	\$ 27,652	\$ 32,119

Footnotes:
 No LBRF Capture unless this becomes available at a later date

Tax Incremental Revenue Reimbursement Allocation Table
16131 E Warren Avenue
 Detroit, Wayne County, MI
 2024

Developer Maximum Reimbursement Proportionality	School & Local Taxes	Local-Only Taxes	Total
Combined 100.00%	\$ 722,471	0	\$ 722,471
State 35.86%	\$ 327,022	0	\$ 327,022
Local 64.14%	\$ 395,449	\$ -	\$ 395,449
TOTAL 100.00%	\$ 722,471	\$ -	\$ 722,471
MSF 74.28%	\$ 536,642	0	\$ 536,642
EGL 25.72%	\$ 185,829	\$ -	\$ 185,829

Estimated
Total
Years of
Plan: **30 Years**

Developer Total Estimated Tax Reimbursement	\$ 722,471
BRA Admin Fee Tax Reimbursement	\$ 158,232
State Brownfield Redevelopment Fund Reimbursement	\$ 3,595
Local Brownfield Revolving Loan Fund	\$ -
TOTAL	\$ 919,298

OPRA (PA 146) - 100% of Local only Taxes for 12 Years

Number of Years for Brownfield Plan Reimbursement	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Brownfield Plan Reimbursement	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Total State Incremental Revenue	\$ 14,573	\$ 14,939	\$ 15,315	\$ 15,699	\$ 16,093	\$ 16,496	\$ 16,909	\$ 17,332	\$ 17,766	\$ 18,210	\$ 18,664	\$ 19,130	\$ 19,606	\$ 20,095	\$ 392,152
State Brownfield Redevelopment Fund (50% of SET)	\$ 1,897	\$ 1,945	\$ 1,994	\$ 2,044	\$ 2,095	\$ 2,148	\$ 2,201	\$ 2,257	\$ 2,313						\$ 38,595
State TIR Available for Reimbursement	\$ 12,676	\$ 12,994	\$ 13,321	\$ 13,655	\$ 13,998	\$ 14,349	\$ 14,708	\$ 15,076	\$ 15,453	\$ 18,210	\$ 18,664	\$ 19,130	\$ 19,606	\$ 20,095	\$ 353,557
	\$ 5,528.70														
Total Local Incremental Revenue - not capture during OPRA period, if approved	\$ 26,062	\$ 26,718	\$ 27,389	\$ 28,077	\$ 28,781	\$ 29,502	\$ 30,241	\$ 30,997	\$ 31,772	\$ 32,566	\$ 33,379	\$ 34,211	\$ 35,064	\$ 35,937	\$ 528,696
BRA Administrative Fee (15%)	\$ 5,811	\$ 5,957	\$ 6,107	\$ 6,260	\$ 6,417	\$ 6,578	\$ 6,742	\$ 6,911	\$ 7,084	\$ 7,616	\$ 7,806	\$ 8,001	\$ 8,201	\$ 8,405	\$ 158,232
Local TIF basis for Admin Deferred fee	\$ 20,252	\$ 20,761	\$ 21,283	\$ 21,817	\$ 22,364	\$ 22,925	\$ 23,499	\$ 24,086	\$ 24,689	\$ 24,950	\$ 25,572	\$ 26,210	\$ 26,863	\$ 27,533	\$ 543,093
BRA Administrative Fee (15%) deferred															
Total State & Local TIR Available	\$ 32,927	\$ 33,755	\$ 34,604	\$ 35,472	\$ 36,362	\$ 37,273	\$ 38,207	\$ 39,162	\$ 40,141	\$ 43,159	\$ 44,236	\$ 45,340	\$ 46,470	\$ 47,627	\$ 724,021
DEVELOPER															
DEVELOPER Reimbursement Balance	\$ 520,259	\$ 486,504	\$ 451,900	\$ 416,428	\$ 380,066	\$ 342,793	\$ 304,586	\$ 265,424	\$ 225,283	\$ 182,123	\$ 137,887	\$ 92,547	\$ 46,077		\$ 722,471
<hr/>															
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EGL - Preapproved-Environmental Costs	\$ 8,469	\$ 8,682	\$ 8,900	\$ 9,124	\$ 9,353	\$ 9,587	\$ 9,827	\$ 10,073	\$ 10,325	\$ 11,101	\$ 11,378	\$ 11,662	\$ 11,953	\$ 5,648	\$ 185,829
State Tax Reimbursement	\$ 3,037	\$ 3,114	\$ 3,192	\$ 3,272	\$ 3,354	\$ 3,438	\$ 3,524	\$ 3,612	\$ 3,703	\$ 3,981	\$ 4,081	\$ 4,182	\$ 4,287	\$ 2,025	\$ 87,531
Local Tax Reimbursement	\$ 5,432	\$ 5,569	\$ 5,709	\$ 5,852	\$ 5,999	\$ 6,149	\$ 6,303	\$ 6,461	\$ 6,622	\$ 7,120	\$ 7,298	\$ 7,480	\$ 7,666	\$ 3,622	\$ 98,298
Total EGL Reimbursement Balance	\$ 127,614	\$ 118,931	\$ 110,031	\$ 100,907	\$ 91,554	\$ 81,967	\$ 72,140	\$ 62,067	\$ 51,742	\$ 40,641	\$ 29,262	\$ 17,600	\$ 5,648		
MSF Non-Environmental Costs	\$ 24,458	\$ 25,073	\$ 25,703	\$ 26,348	\$ 27,009	\$ 27,686	\$ 28,379	\$ 29,089	\$ 29,816	\$ 32,058	\$ 32,858	\$ 33,678	\$ 34,517	\$ 40,430	\$ 536,642
State Tax Reimbursement	\$ 8,771	\$ 8,992	\$ 9,218	\$ 9,449	\$ 9,686	\$ 9,929	\$ 10,178	\$ 10,432	\$ 10,693	\$ 11,497	\$ 11,784	\$ 12,078	\$ 12,379	\$ 14,499	\$ 239,491
Local Tax Reimbursement	\$ 15,687	\$ 16,081	\$ 16,485	\$ 16,899	\$ 17,323	\$ 17,757	\$ 18,202	\$ 18,657	\$ 19,123	\$ 20,561	\$ 21,074	\$ 21,600	\$ 22,138	\$ 25,930	\$ 297,151
Total MSF Reimbursement Balance	\$ 392,646	\$ 367,573	\$ 341,870	\$ 315,521	\$ 288,512	\$ 260,826	\$ 232,447	\$ 203,357	\$ 173,541	\$ 141,483	\$ 108,625	\$ 74,947	\$ 40,430		
Total Annual Developer Reimbursement	\$ 32,927	\$ 33,755	\$ 34,604	\$ 35,472	\$ 36,362	\$ 37,273	\$ 38,207	\$ 39,162	\$ 40,141	\$ 43,159	\$ 44,236	\$ 45,340	\$ 46,470	\$ 46,077	\$ 722,471

Footnotes:

No LBRF Capture unless this becomes available at a l

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 16131 E Warren

DATE: 6/10/2024

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by Jamieson Development on behalf of Ultreia LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at the 16131 East Warren redevelopment project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21
- 1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department has determined that the documents received for this project satisfy the "Environmental Disclosure and Acknowledgement" section of the DBRA guidelines.

City of Detroit, Buildings, Safety
Engineering, and Environmental Department

By: Anita Harrington
Its: Environmental Specialist III

ATTACHMENT H

Incentive Information Chart



ATTACHMENT H

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-Use Rehab	Brownfield TIF, OPRA (PA 146)	~\$3,060,000	Council District 4

Jobs Available							
Construction				Post Construction -retail and property management and maintenance			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
6	1	18	23		1	0	18

1. What is the plan for hiring Detroiters?

Ultreia, LLC is the project developer (“Developer”) and the anticipated future owner of the Property. The project will use Executive Order requirements as the basis for all trade contacts in terms of local participation (attached). The Developer will work with local workforce development programs and will participate in reaching out to the City of Detroit’s Civil Rights, Inclusion and Opportunity Department (CRIO) regarding connections to job training and vo-tech programs. Renard Richmond: richmond@detroitmi.gov is the point of contact with CRIO and he has a good knowledge about the construction labor market, the various training programs that exist around the City, and how meaningful partnerships can be created.

This project is subject to Executive Order 2021-2. The developer will comply with this executive order, and work directly with CRIO, Detroit Employment Solutions, and others to achieve compliance.



2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

16131 East Warren Work Force

Construction Trades:

Available construction jobs include demolition, site utilities, concrete, masonry, carpentry, steel work, architectural woodwork, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing and HVAC, and electrical. It is anticipated that 67 construction jobs will be created as follows:

Demo & Abatement	3
Flat concrete work	4
Technical Infrastructure	2
Rough Carpentry / Lumber	4
Masonry	2
Roofing	4
Insulation	2
Drywall	4
HVAC	3
Electrical	3
Plumbing	3
Painting	2
Finish carpentry	2
Cleanup	3
Construction manager	1
Total Construction:	42

Professional Positions: In addition to the construction positions, professional positions include:

Architecture: 2

Structural Engineer: 1

Mechanical, Electrical, Plumbing Engineers: 1

Civil Engineers/Surveyors: 2

Total Professional: 6

Residential Property management: Post-construction it is estimated that there will be a **total of (1) FTE property management/maintenance jobs** will be created for the residential and commercial/retail units.



Retail Positions: Estimated 18 Full time equivalent employees from the retail development

- Of the total hired, 5 would be management and leadership positions
- Remaining positions will vary depending on final retail establishment identified

3. Will this development cause any relocation that will create new Detroit residents?

The development is anticipated to create 3 new residential units in the City of Detroit housing new and existing Detroit residents.

No relocation of existing residents or businesses from the development site will occur as the property is vacant and uninhabitable.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The development team is actively engaging with neighborhood groups including the E Warren Development Corp and Morningside Community Organization as well as neighborhood residents. Once the retailers are selected the development team will coordinate efforts to focus on sustainable hiring practices within the City of Detroit.

5. When is construction slated to begin?

The project is anticipating a Summer of 2024 start date, pending approvals of various economic development incentives from the local and state government level.

6. What is the expected completion date of construction?

The project aims to be completed by Winter 2026.

ATTACHMENT I

Eligibility Documentation



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

April 30, 2024

Ms. Jennifer Kanalos
Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22nd Floor
Detroit, Michigan 48226

RE: 16131 E Warren, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Chief Financial Officer – Office of the Assessor has reviewed the proposed project for the property located at 16131 E Warren, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a level III or IV assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide the underlying basis for that opinion.

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p. 239.

The Property was originally intended for a commercial use two-story mix-use, and without substantial updates and renovations, the property is not able to meet market demand for several reasons including, but not limited to: lack of modern electrical, plumbing, mechanical and fiber optic systems, poor condition of the floors, ceilings, walls, roof, and fenestration, lack of energy efficiency in antiquated materials and equipment, obsolete building materials through the presence of lead and asbestos, and failure of the masonry façade.

The Office of the Chief Financial Officer, Office of the Assessor, finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)
Assessor, Board of Assessors



May 22, 2024

The Honorable City Council
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the 16131 East Warren Avenue Brownfield
Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment
Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield
Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of
May 22, 2024, adopted a resolution approving the proposed Brownfield Plan for 16131 East
Warren Avenue and recommending adoption of this Brownfield Plan by the Authority and City
Council.

Please accept this letter of recommendation for approval from the Community Advisory
Committee on the Brownfield Plan for 16131 East Warren Avenue.

Very truly yours,

By: _____

Rico Razo, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, MAY 22, 2024, 5:00 PM**

COMMITTEE MEMBERS PRESENT:

Omar Hasan
Jeffrey Evans
Byron Osbern
George Etheridge
Ponce Clay
Rico Razo

COMMITTEE MEMBERS ABSENT:

Abir Ali
Dr. Regina Randall
Marloshawn Franklin

OTHERS PRESENT:

Brian Vosburg (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Anne Jamieson (Jamieson Consulting)
Marc Maxey (Ultreia)
Ellen Donnelly (Ultreia)



Call to Order

Chairperson, Mr. Razo, called the meeting to order at 5:10 p.m.

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

Projects

16131 East Warren Avenue Brownfield Redevelopment Plan

Mr. Vosburg presented the 16131 East Warren Avenue Brownfield Redevelopment Plan.

Project Introduction

Ultreia, LLC is the project developer ("Developer"). The project contemplated at the Property consists of the renovation of a vacant mixed-used building into a 7-unit (4 commercial, 3 residential) modern building emphasizing the historic architectural characteristics. In addition to restoring the existing building, the developer's goal is to provide well-designed, energy efficient, affordable residential units. In addition to a targeted rental range falling between 70%-80% Area Medium Income (AMI), affordability will be enhanced by equipping each unit with a highly efficient heat pump for heating and cooling and a solar array with a Powerwall (battery storage) to keep electric costs down and to provide power to each unit in the case of power outages. The ground floor commercial storefronts will be returned to their original configuration: the storefronts will be fully re-opened with large windows to emphasize the pedestrian-friendly scale and character of the East Warren Corridor. In addition, the developer will assume responsibility for the adjacent city-owned green spaces, to enhance, beautify, and maintain the corridor. It is currently anticipated that construction will begin in the summer of 2024 and eligible activities will be completed within eighteen (18) months thereafter.

The total investment is estimated to be \$3 million. The Developer is requesting \$722,471.00 in TIF reimbursement.

There are approximately 48 temporary construction jobs and approximately 1 permanent job is expected to be created by the project. Additional jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, 16131 East Warren Avenue, and is bounded by East Warren Avenue to the south, Bedford Avenue to the East, a public alley to the north, and commercial properties to the west in the Morningside neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property has been determined to be "functionally obsolete" as defined by Act 381.

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 department specific activities, hazardous building materials survey, engineering studies, interior demolition and lead and asbestos abatement, site preparation, public infrastructure improvements, and the development, preparation and implementation of a brownfield plan and/or Act 381 work 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. Pre-Approved Department Specific Activities	\$55,020.00
2. Due Care Activities	\$87,725.00
3. Demolition and Abatement	\$273,280.00
4. Infrastructure Improvements	\$126,500.00
5. Site Preparation	\$47,300.00
6. Brownfield Plan & Work Plan	\$45,000.00
7. Contingency (15%)	\$87,646.00
Total Reimbursement to Developer	\$722,471.00
8. Authority Administrative Costs	\$170,673.00
9. State Brownfield Redevelopment Fund	\$24,037.00
10. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$917,181.00

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 is seeking additional incentives, which includes local and/or state approval of an Obsolete Property Rehabilitation Act (PA 146) Tax Abatement.

Attached for the CAC's 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.

Ms. Donnelly and Mr. Maxey provided more information about the project including the history of the Property, the goals of the project to restore the Property and help to strengthen the East Warren Avenue commercial corridor, the plans to make the commercial spaces universally accessible, to find Detroit-based small businesses to fill the commercial spaces on the Property, the outreach the Developers have done and plan to do to connect with the small businesses and the community, the plans for the residential units to be included in the project, the energy efficiency and solar power systems to be installed for the residential units, and the plans for outdoor spaces included in the project.

Mr. Razo asked if there would be any benefit to the commercial spaces from the solar panel system. Mr. Maxey stated that unfortunately there will not be any benefit to the commercial spaces from the solar panel system, but the commercial spaces will be energy efficient.

Mr. Razo asked if the Developer has considered installing garage door style windows in any of the commercial spaces to allow them to be opened and allow for café style seating. Mr. Maxey stated that they haven't considered garage door style windows for the commercial spaces but would be interested in enabling some café style seating for the commercial spaces.



Mr. Osbern stated that he thinks the energy efficiency goals of the project are commendable and asked what the construction timeline for the project is. Mr. Maxey stated that construction will begin once the tax incentives are in place, likely late summer 2024, and are hoping to complete construction in 18 months. Ms. Donnelly added that the majority of the predevelopment activities have been completed.

Mr. Osbern asked if there have been any efforts made for local hiring for the construction of the project. Ms. Donnelly stated that the general contractor for the project will be Artisan Construction, which is Detroit-based. Mr. Maxey added that Artisan Construction is also working on the Ribbon project, also located on East Warren Avenue.

Mr. Razo called for a motion regarding the 16131 East Warren Avenue Brownfield Redevelopment Plan.

Mr. Osbern made a motion to recommend approval of the 16131 East Warren Avenue Brownfield Redevelopment Plan to the DBRA Board. Mr. Hasan seconded the motion. DBRA-CAC Resolution Code 24-05-327-01 was approved.

DRAFT



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
16131 EAST WARREN AVENUE
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, June 10, 2024
Morningside Café
16369 East Warren Avenue, Suite C
Detroit, MI 48224
5:30 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Marc Maxey (Field Day)
Ellen Donnelly (Field Day)
Anne Jamieson (Jamieson Consulting)
Eric Dueweke (DBRA Board, Morningside Community Organization)
Charon Noguees (Morningside Resident)
Gaston Noguees (Morningside Resident)
Mark Rutherford

Mr. Vosburg called the meeting to order at 5:41 PM.

Mr. Vosburg informed the hearing of the tax increment financing request per the Brownfield Plan, provided an overview of the project, and answered questions regarding the activities to be reimbursed through tax increment financing.

Mr. Maxey and Ms. Donnelly provided details regarding the prior uses of the Properties and the plans for interior demolition in the existing structure, the plans for the redevelopment including the future retail spaces and residential units on the second floor, the design for the project, the plans for fully accessible retail spaces which will be white-boxed for the future retail tenants, solar panel installation on the roof of the building to benefit the residential units, and answered questions regarding the potential tenants of the retail spaces, parking options for the project, plans for adjacent properties and along the East Warren Avenue corridor, and the flexibility of the spaces to respond to the needs and trends of the neighborhood.

Public Comment

Ms. Noguees stated that she is a longtime resident of the Morningside neighborhood and is thrilled to see the project happening in her neighborhood that hasn't seen much redevelopment activity, and she is hoping that the project will be a catalyst for further development along East Warren Avenue.

Mr. Dueweke stated that he has lived in the Morningside neighborhood for 32 years and remembers when the property was originally in use, and that it is great that someone is redeveloping the property and hopes that there will be resources from the Strategic Neighborhood Fund made available further down East Warren Avenue to help more projects happen in the neighborhood.

Mr. Noguees stated that he loves the building and the plans for the redevelopment and that there needs to be more projects like it along the East Warren Corridor.



Mr. Rutherford stated that he agrees with the other public comments and is supportive of the project.

Paper copies of the presentation including renderings for the project were provided.

Four attendees indicated their support for the project on the sign-in sheet.

Citing no further questions or public comments, Mr. Vosburg closed the public hearing at 6:19 PM.



CODE DBRA 24-06-328-02

16131 EAST WARREN AVENUE BROWNFIELD REDEVELOPMENT

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 **16131 East Warren 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 **16131 East Warren 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.

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

June 12, 2024

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR 16131 EAST WARREN AVENUE REDEVELOPMENT**

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the 16131 East Warren Avenue Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 18th day of July, 2024 at 10:25 AM, prevailing Eastern Time, to be held in-person in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City and via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE 16131 EAST WARREN AVENUE REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of eligible properties in the City; and

WHEREAS, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the 16131 East Warren Avenue Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on May 22, 2024, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on June 10, 2024 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on May 22, 2024; and

WHEREAS, the Authority approved the Plan on June 12, 2024 and forwarded it to the City Council with a request for its approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

WHEREAS, the City Council held a public hearing on the proposed Plan on July 18, 2024.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381.

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property,

excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the

ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan