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City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
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Detroit, Michigan 48226
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Timarie Szwed
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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: July 16, 2024

RE: 16131 East Warren Redevelopment Project - Brownfield Plan PA 381

The Brownfield Redevelopment Financing Act 381 of 1996, provides tax incentives (i.e., tax increment financing) to develop brownfield properties in an area at or on which there has been a release (or threat of release) or disposal of a hazardous substance.

Ultreia, LLC, a domestic limited liability company comprised of members Marc Maxey and Ellen Donnelly is the project developer.¹ The plan is to renovate a vacant mixed-used building into a 7-unit (4-commercial ground floor units, 3-residential second floor units) modern building emphasizing the historic architectural characteristics. The building is approximately 7,200 square-feet, on a 0.101 acre lot. The building is located at 16131 East Warren in the East Warren Corridor and is zoned B4—General Business district. In addition, the developer will assume responsibility for adjacent City-owned green spaces.

The goal of this project is to restore an architecturally significant building, creating well-designed, energy efficient, affordable apartment units. The targeted rental range will fall between 70%-80% Area Median Income (AMI), for the residential units. Additionally, affordability will be enhanced by equipping each unit with a high efficient heat pump for heating and cooling and a solar array

¹ Marc Maxey and Ellen Donnelly are also the principals of Field Day, LLC [Field Day \(field-day.design\)](http://field-day.design)

with Powerwall (battery storage) to keep electric costs down and provide power in the case of power outages.

This developer is requesting a **\$722,471** TIF² reimbursement, with the overall value of the plan estimated at **\$919,298**, which includes local brownfield costs.³ Construction will begin the summer of 2024. In addition to the currently requested brownfield TIF, the developer is also seeking the approval of an Obsolete Property Rehabilitation Act (PA 146) Tax Abatement. The overall capital investment including land is estimated to be approximately **\$3.8 million**.

Basis of Eligibility

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 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.

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

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:

² Tax Increment Financing (TIF) subsidizes an entity by diverting a portion of their taxes to help finance a development.

³ The duration of the TIF plan is 12 years.

<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>

Description of the Eligible Property & Legal Description

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

Eligible Activities

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. 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. 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.

Rationale for Brownfield Plan

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. 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,⁴ 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.

In March 2024, a Phase I Environmental Site Assessment (ESA) was completed.⁵ The assessment 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. Additionally, the report identified a Business Environmental Risk (BER) of suspect friable asbestos-containing materials throughout the basement of the Property building.

A Phase II ESA was conducted consisting of soil sampling on March 21, 2024. Three (3) samples were analyzed for 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).

Additionally, soil gas sampling was done in order to evaluate the Vapor Encroachment Condition (VEC) posed by the offsite historical drycleaners. Analytical results revealed concentrations of

⁴ Floor joists are horizontal structural members that span an open space, often between beams, which subsequently transfer the load to vertical structural members.

⁵ Phase I Environmental Site Assessment (ESA) was completed by Environmental Consulting & Technology, Inc. (ECT) for the Property dated March 1, 2024.

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, Environmental Consulting & Technology, Inc. (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.

Lead and asbestos surveys were also conducted and revealed the presence of lead-based paint and asbestos containing material that will be abated prior to commencement of demolition activities.

Please contact us if we can be of further assistance.

Attachments

cc: Auditor General's Office
Antoine Bryant, Planning and Development Department
Julie Schneider, HRD
Veronica Farley, Law Department
Justus Cook, HRD
Stephanie Grimes Washington, Mayor's Office
Hassan Beydoun, Jobs & Economy Team
Brittney Hoszkiw, Jobs & Economy Team
Gail Fulton, Mayor's Office
Malik Washington, Mayor's Office
Kevin Johnson, DEGC
Derrick Headd, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC
Cora Capler, DEGC
Glen Long, DEGC
David Howell, DEGC
Christopher Hughes, DEGC
Jay Rising, OCFO
John Naglick, OCFO
Tanya Stoudemire, OCFO
Steven Watson, OCFO



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

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 Implementation *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		

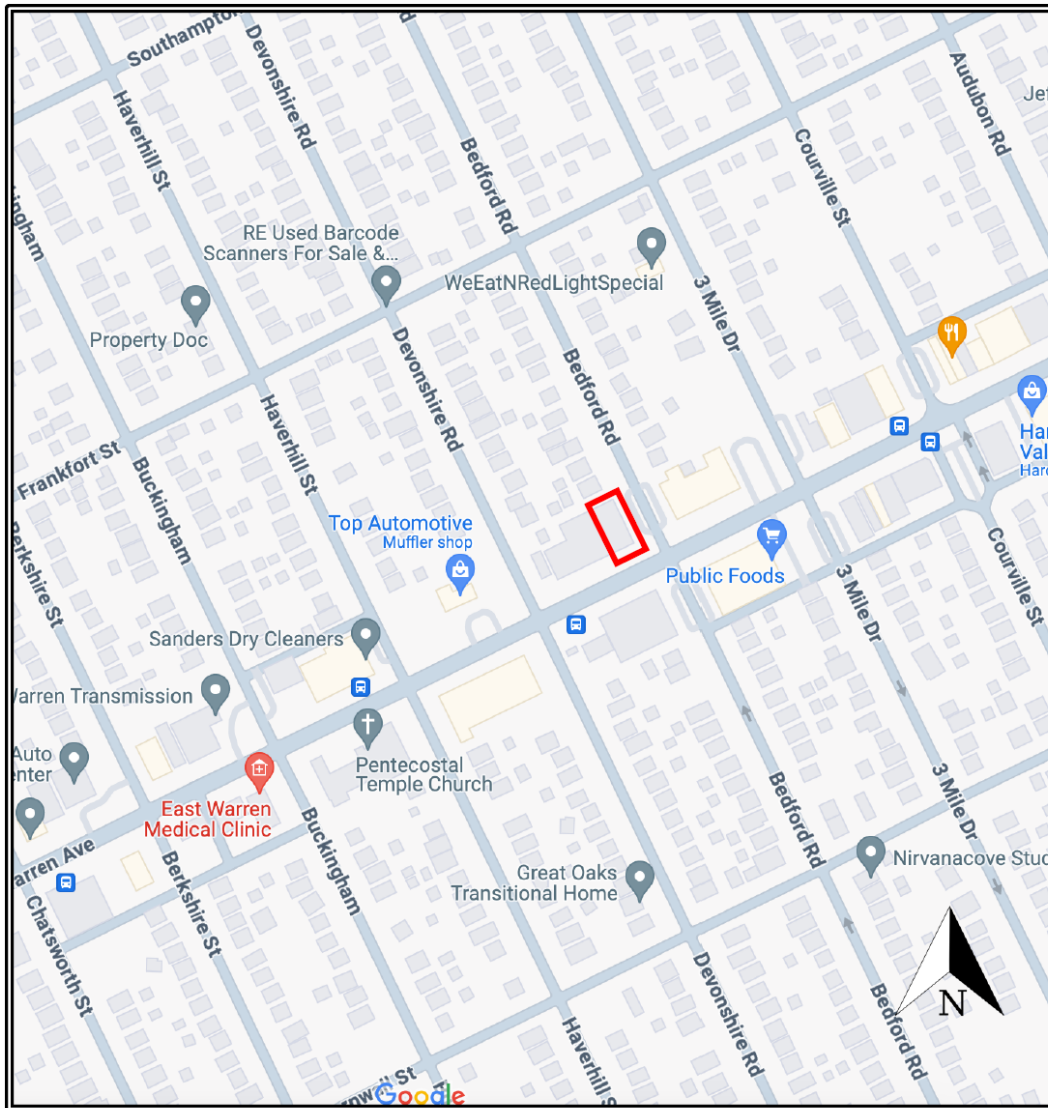


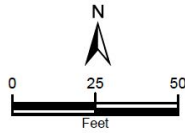
Figure 1
Site Location Map

16131 East Warren Avenue, Detroit, MI 48224

Source: Google Maps



- Project Area (\pm 0.10 Ac.)
- Suspect UST
- Waste Drum



Base Layer: Maxar Aerial Imagery, 2023

Figure 2
Subject Property Overview

16131 East Warren Ave
Detroit, Wayne County, Michigan

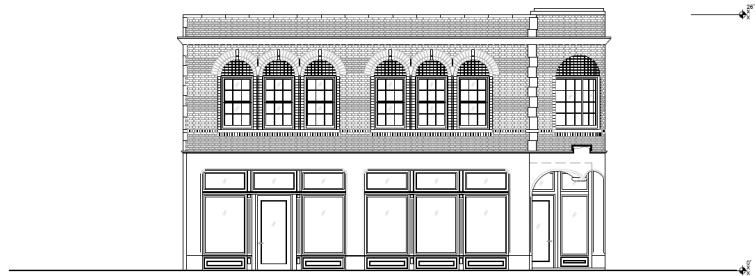
Date: 1/24/2024





EAST ELEVATION

Scale
1/2" = 1'-0"



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:

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?

Ultrera, 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: richmondr@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.



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

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,



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:

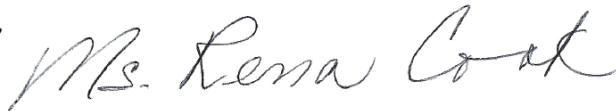
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We need responsible and sustainable development, and I trust the Marc Maxey /Ultraia LLC will bring responsible and thoughtful redevelopment to the East Warren corridor by restoring a century-old building. I look forward to seeing this project completed.

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 Ultreia, LLC comprised of Marc Maxey and Ellen Donnelly in their pursuit of a Brownfield Redevelopment Plan for the 16131 E. Warren project ("Ultreia"). 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 Ultreia 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. Ultreia will help provide the need for more housing units and commercial spaces to increase walkability along the corridor. We are in full support of Ultreia 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 cursive script that reads "Eric Dueweke".

Eric Dueweke, President
MorningSide Community Organization

P.O. Box 24325, Detroit MI, 48224 (313) 355-2468 morningsidecommunity2@gmail.com

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.

Ultrera 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