



Outlook

[EXTERNAL] Turning up to Bring home thermal heat to 1300

From RDEExpert <karen@rdexpert.com>**Date** Sun 6/22/2025 8:15 PM**To** Historic District Commission (Staff) <hdc@detroitmi.gov>; Mike Duggan <dugganm@detroitmi.gov>; CouncilMemberSheffield <CouncilMemberSheffield@detroitmi.gov>

As a shareholder at 1300 East cooperative it has been difficult for our coop to obtain permission to connect to an existing pipe system that would provide thermal heat to us. Neighbors have suggested that we instead purchase new boilers or seek another access point near Chrysler elementary school or perhaps go further east which would increase labor and materials cost without any benefit.

Our plan to reconnect to thermal heat is supported by best practice for the construction of our building and detailed by the supplier Detroit Thermal. Our intent to stay within a budget that is affordable for 1300 shareholders will allow us to meet basic needs to benefit not just a few but the many who call 1300 home. Spending more money to reach a goal is not always the answer, but rather having a plan following industry safety standards and incorporating appropriate historical designation elements into the design that meets with required approval is what we are ultimately striving to achieve .

Planning your project and working your plan is a key tool that both lenders and borrowers use to demonstrate financial responsibility. At 1300 we share a joint mortgage and cannot spend money that is not feasible or realistic and expect to gain approval for a project or even have enough money on hand to pay heating bills. In hard times and in good times, allocating capital for the best return to meet a desired outcome is a plan well done.

At 1300 we seek to bridge the historic with the new to honor both the individual and collective needs of our shareholders in collaboration with our Lafayette Park Mies neighbors . When 1300 East was abandoned by its original developer in 1980, the renters pivoted and sought ownership to form a cooperative ('81). It is with this same can do attitude that I learned growing up in Detroit's West Village, that to renovate and maintain our home on a shoe string budget , required skill, research, creativity and the desire find common ground for three adults four children, two cats and a dog with one bathroom upstairs to live in harmony and make it to the bus stop on time everyday. Necessity the mother of invention also gave Detroit voters the savvy to write-in a candidate for mayor who was not only elected once but then reelected two more times. Detroit leaders came together and delivered the results. We did it !

Thank you,

Mayor Duggan, Council Member Sheffield and distinguished Historic District Commission members

I appreciate what you have delivered over the years and look forward to what we can continue to accomplish together. I'm grateful to have such wonderful neighbors at 1300 East, and hope that we are recognized as being good stewards of the land which we are blessed to live on and also as the mindful custodians of our building and the neighborhood that we need to maintain. Our work may start at home but we hope that the steps we take today will help shape better tomorrow's beyond the spaces of our own back yard.

As we plan for the future at 1300 East and for the ongoing betterment of Lafayette Park, I hope that you will support us in our efforts to bring thermal heat to our home again .

Warm Regards for a Cool Summer too,

Karen Jackson-Holzhauer
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Detroit