

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**

TABLE OF CONTENTS

I.	INTRODUCTION	I-1
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property	II-2
	B. Basis of Eligibility	II-3
	C. Summary of Eligible Activities	II-4
	D. Estimate of Captured Taxable Value and Tax Increment Revenues, Impact of Tax Increment Financing on Taxing Jurisdictions	II-5
	E. Plan of Financing; Maximum Amount Of Indebtedness	II-6
	F. Duration of Plan	II-7
	G. Effective Date of Inclusion	II-7
	H. Displacement/Relocation of Individuals On Eligible Property	II-7
	I. Local Brownfield Revolving Fund (LBRF)	II-8
	J. Brownfield Redevelopment Fund	II-8
	K. Developer’s Obligations, Representations and Warrants	II-8
III.	ATTACHMENTS	
	A. Site Map	A-11
	B. Legal Description(s)	B-12
	C. Project Description	C-13
	D. Supportive Letters	D-14

E. Estimated Cost of Eligible Activities	E-15
F. TIF Tables	F-16
G. BSE&E Acknowledgement and Other Environmental Documents	G-17
H. Incentive Information Chart	H-18
I. Eligibility Documentation	I -19

## **I. INTRODUCTION**

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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

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### **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
<b>TOTALS</b>	<b><u>\$722,471</u></b>	<b><u>\$158,232</u></b>	<b><u>0</u></b>	<b><u>\$38,595</u></b>	<b><u>\$919,298</u></b>

\*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
<b>Total</b>	<b><u>\$286,064</u></b>

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**

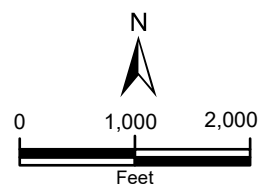
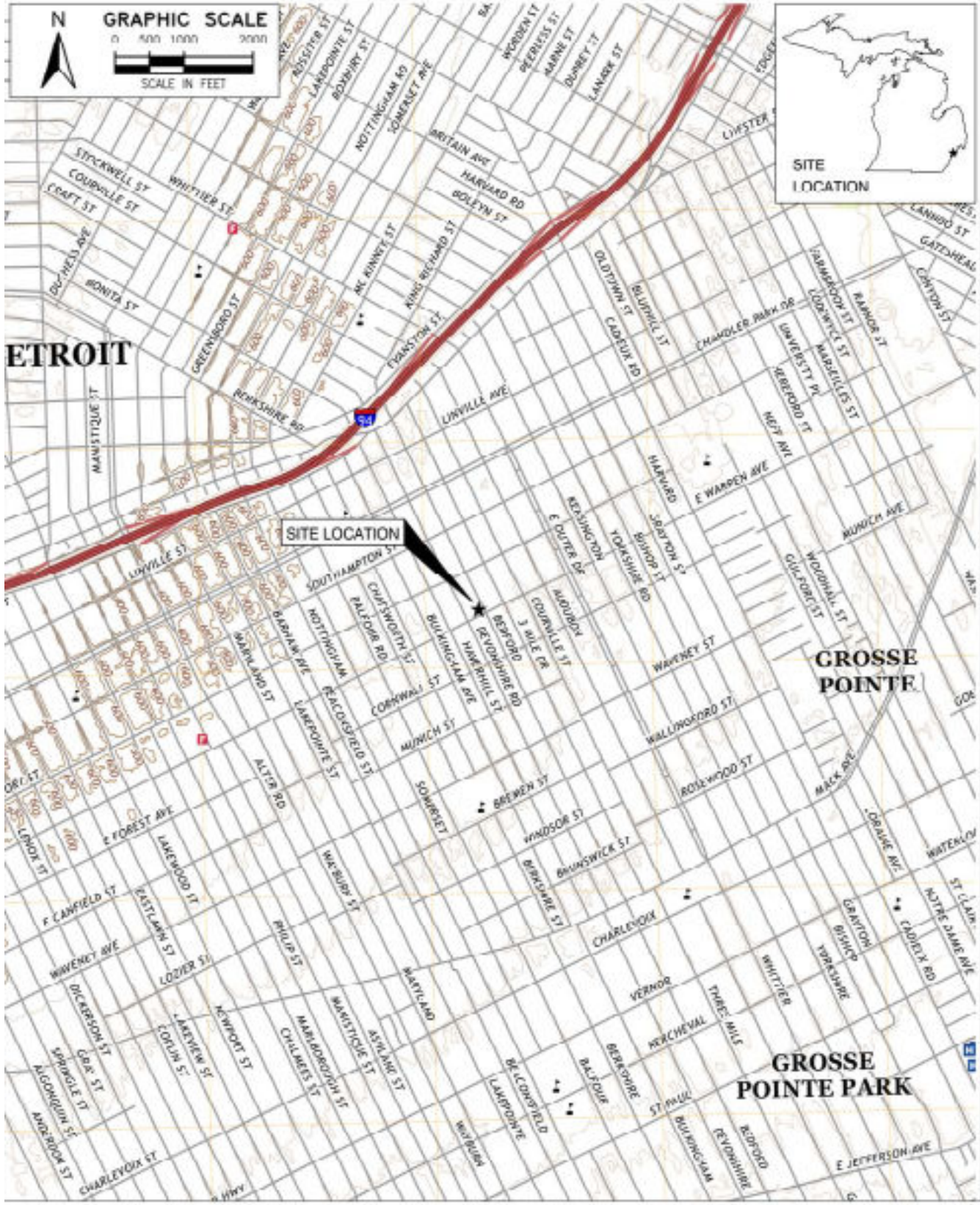
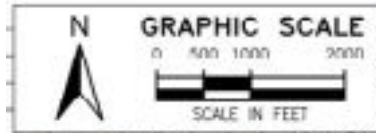
**Site Map**



**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

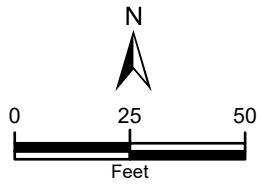


Base Layer: USGS Topographic, 2019





- 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

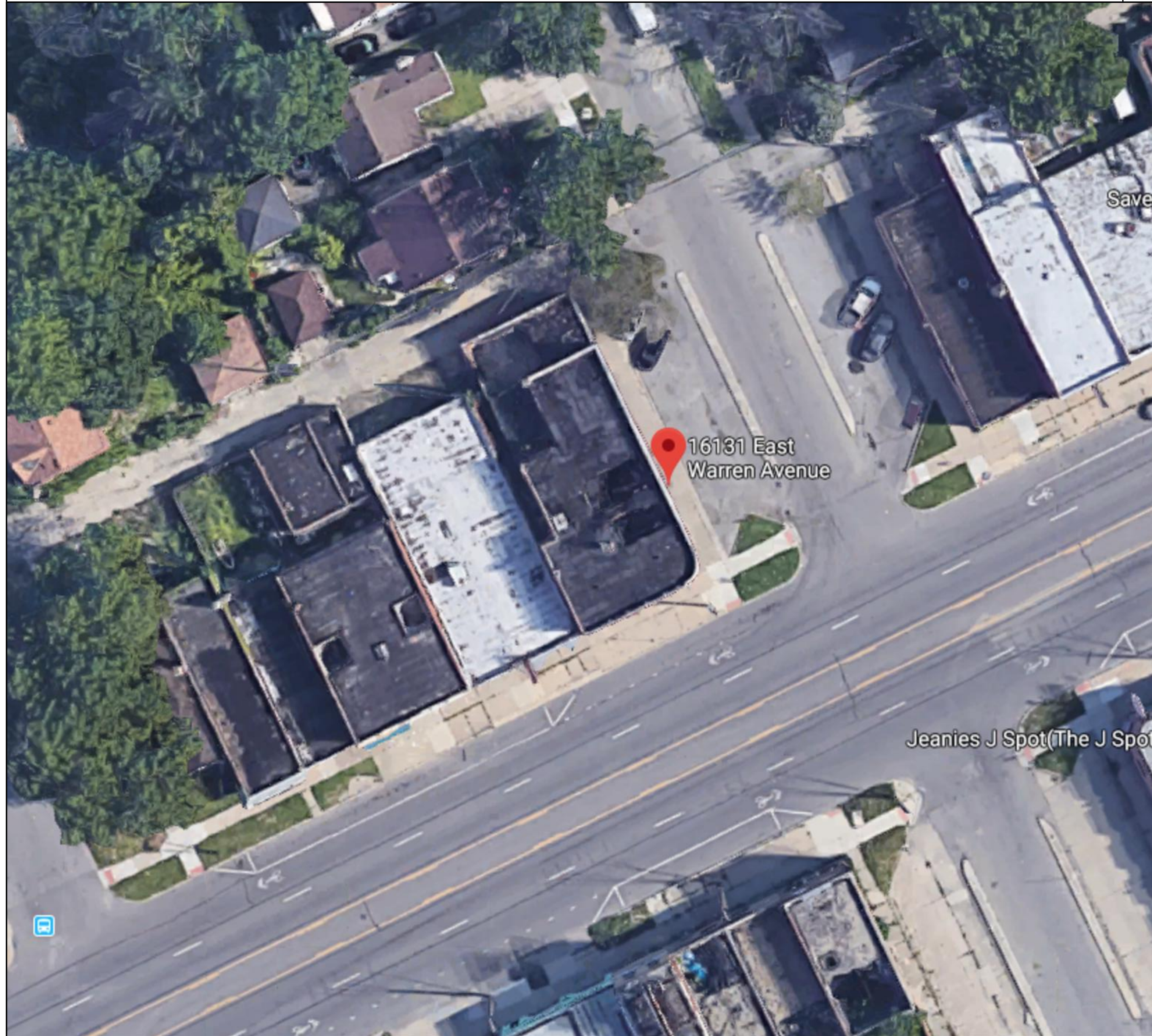
A201 ELEVATIONS

A202 ELEVATIONS

A401 BUILDING SECTION

7 SITE INFORMATION

4 SHEET INDEX



SITE MAP

9 SYMBOLS

<p>DOOR SYMBOL</p>	<p>REVISION CLOUD</p>
<p>WINDOW SYMBOL</p>	<p>MATCH LINE</p>
<p>INTERIOR ELEVATION</p>	<p>ROOM LABEL</p>
<p>DETAIL</p>	<p>SECTION</p>
<p>EXTERIOR ELEVATION</p>	<p>DIMENSION STRING</p>
<p>CEILING HEIGHT</p>	<p>WORKPOINT</p>

6 PROJECT INFORMATION

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

FIELD DAY

ULTREIA  
 16131 E. WARREN AVE.  
 DETROIT, MI 48224

TITLE SHEET

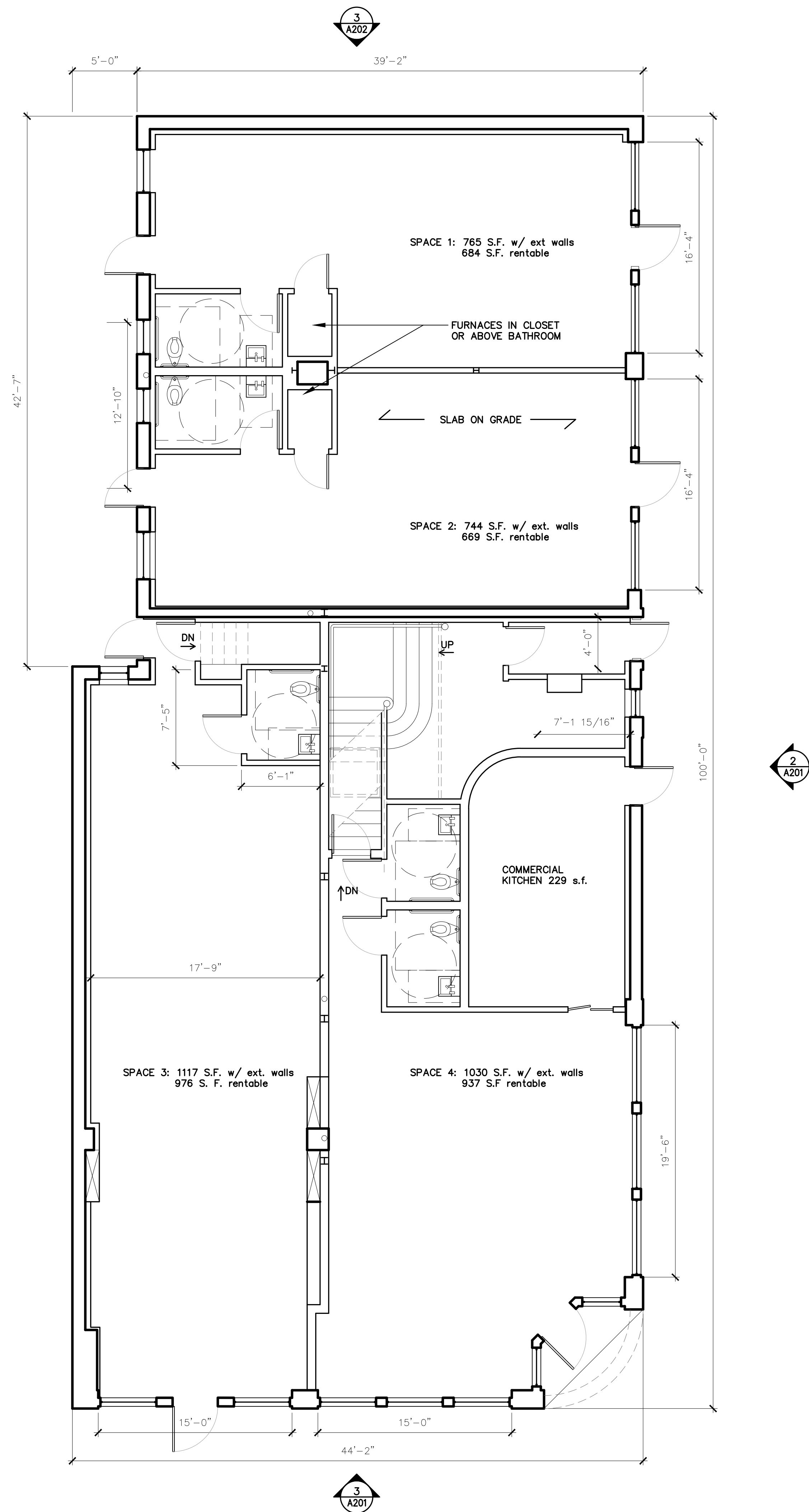
MARCH 11, 2024

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A001

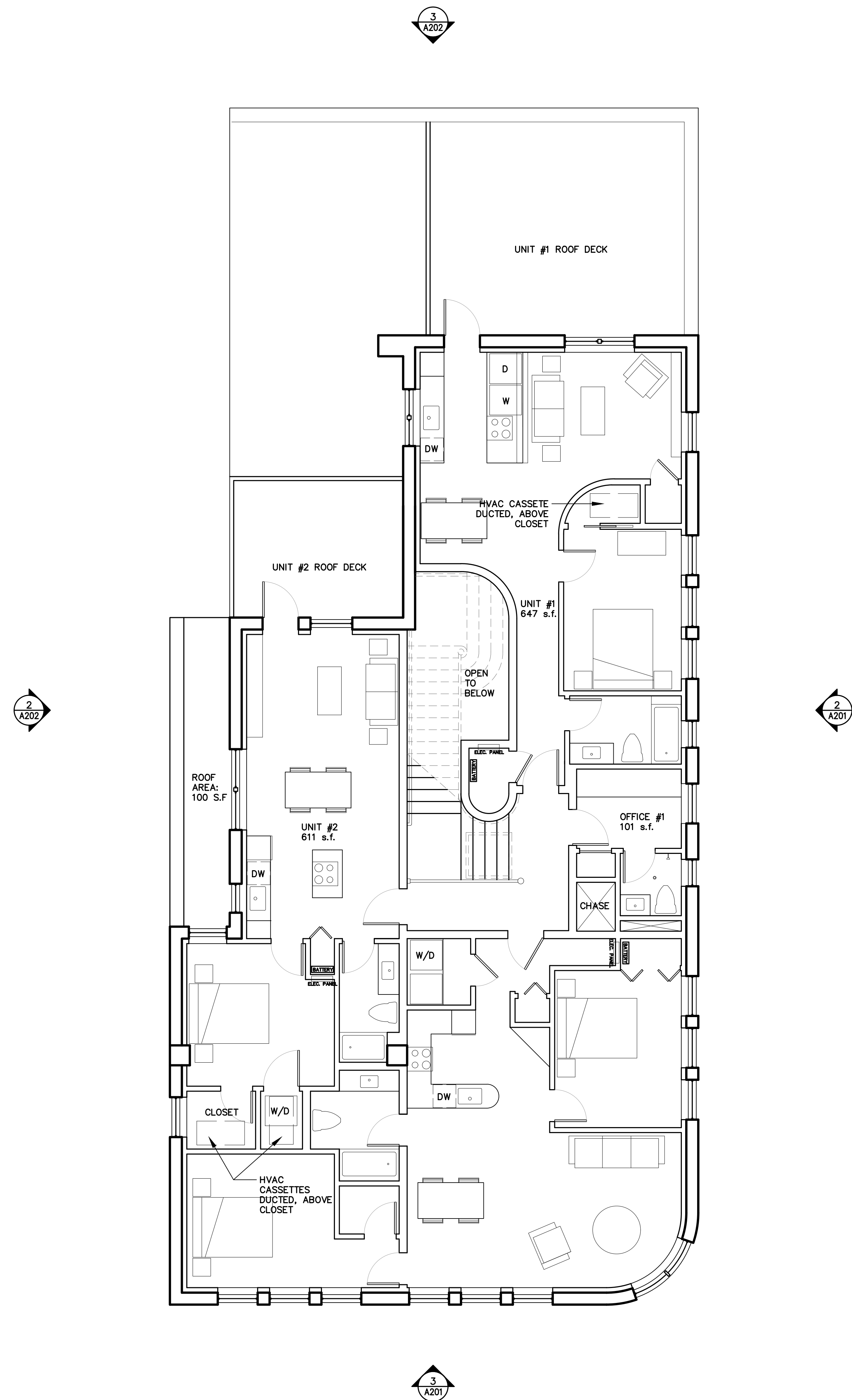




FIRST FLOOR PLAN

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

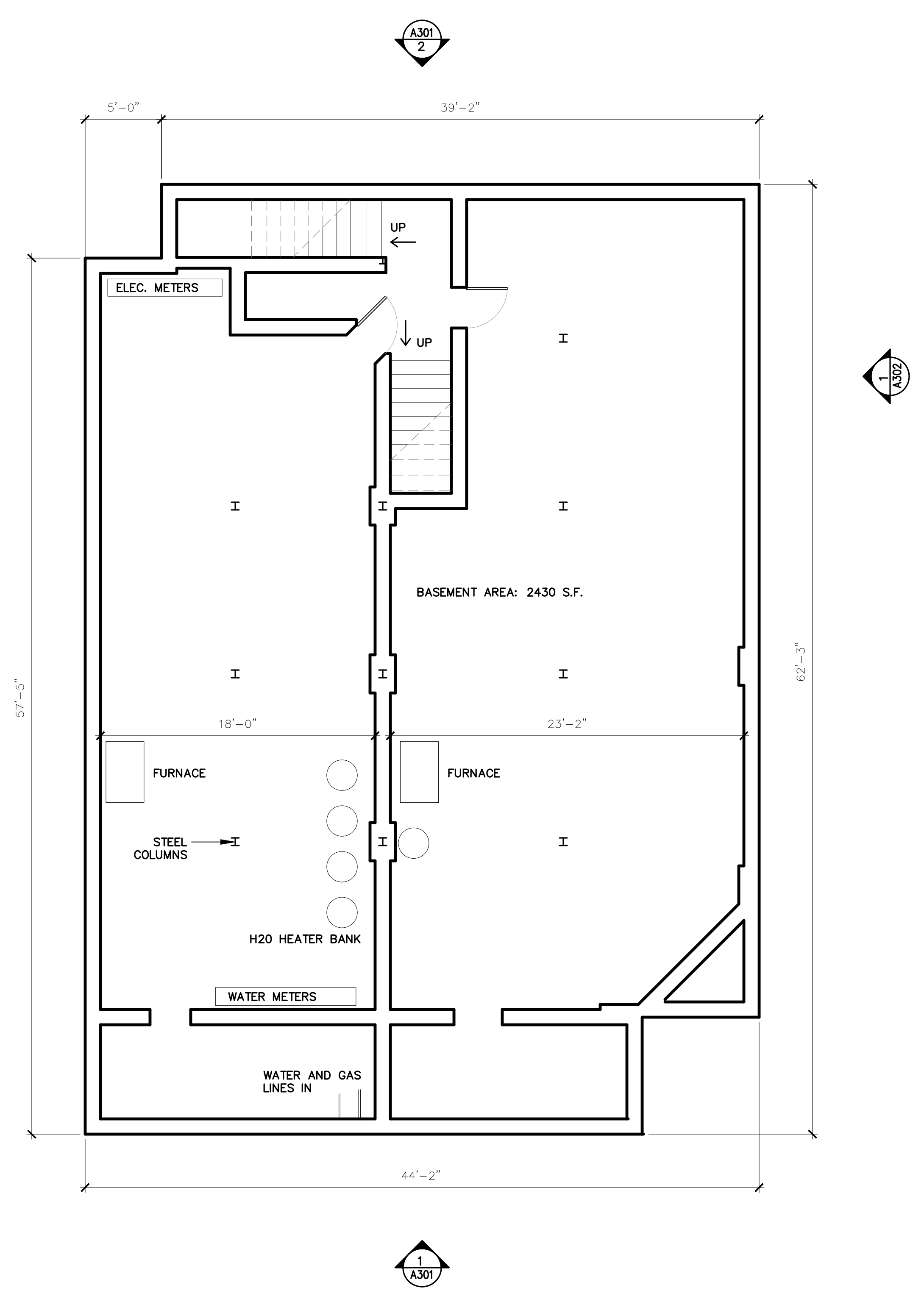
MARCH 11, 2024

JOB# 005

A101

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



BASEMENT PLAN

SCALE  
3/16" = 1'-0"



EAST ELEVATION

SCALE  
1/4" = 1'-0"

2



SOUTH ELEVATION

SCALE  
1/4" = 1'-0"

3

FIELD DAY

944 N MAIN STREET ANN ARBOR, MI 48104  
Phone (313) 966-0980 & (313) 763-0708

ULTREIA  
16131 E. WARREN AVE.  
DETROIT, MI 48224

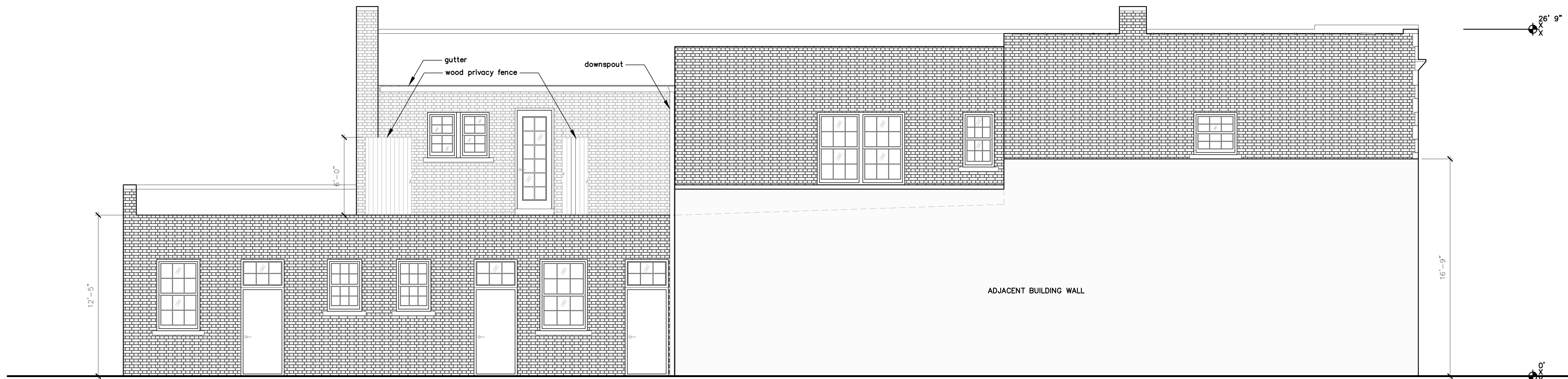
ELEVATIONS

MARCH 11, 2024

△	---

JOB# 005

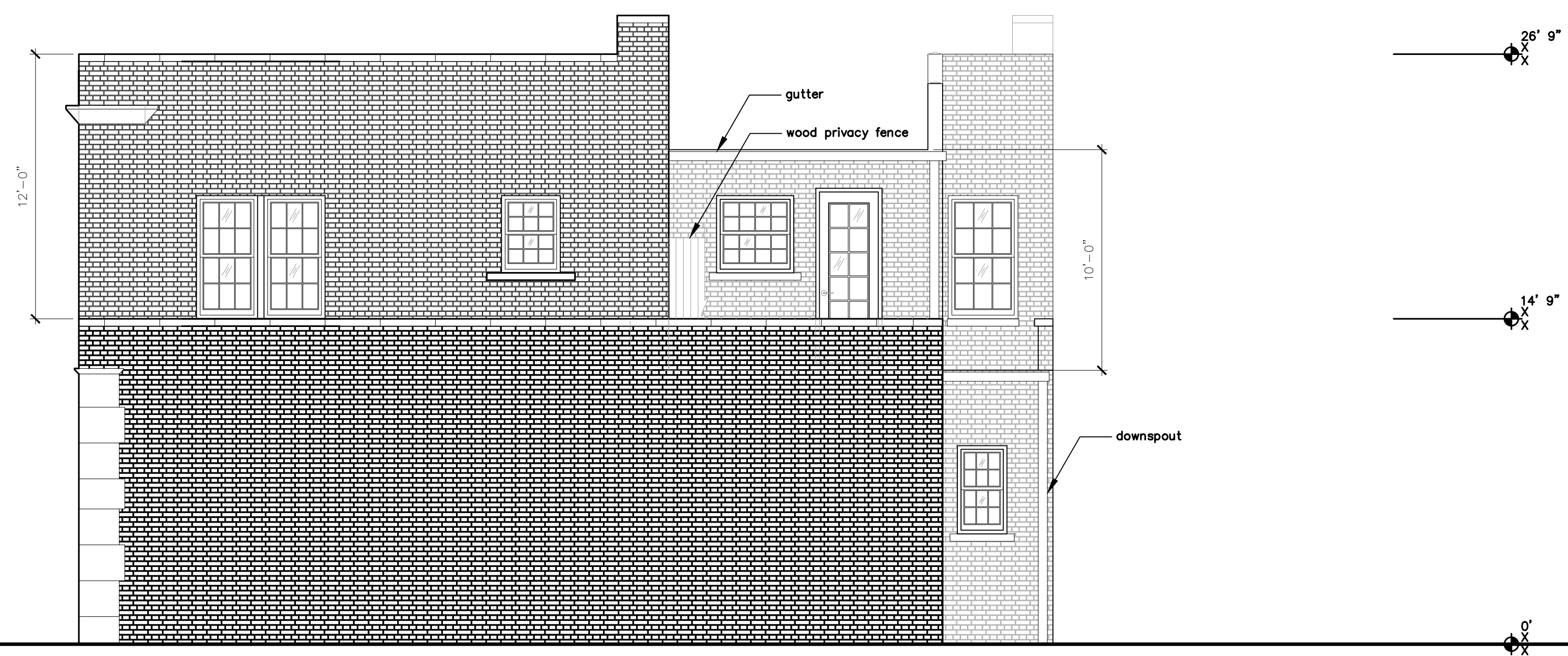
A201



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

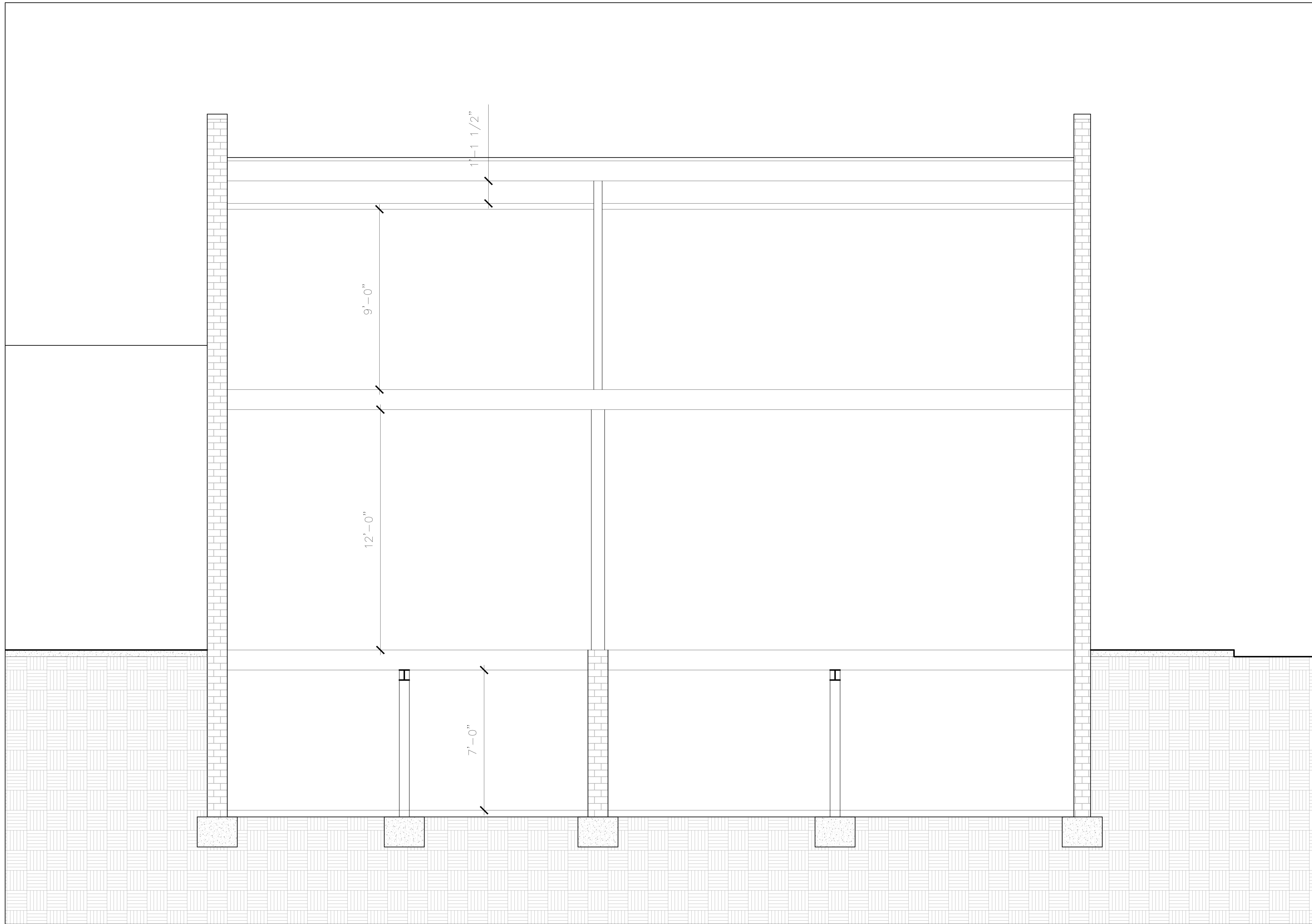
ULTREIA  
16131 E. WARREN AVE.  
DETROIT, MI 48224

ELEVATIONS

MARCH 11, 2024


JOB# 005

A202



SOUTH SECTION

SCALE  
1/2" = 1'-0"

3

FIELD DAY  
944 MAIN STREET ANN ARBOR, MI 48104  
Phone (313) 866-0980 & (313) 793-0708

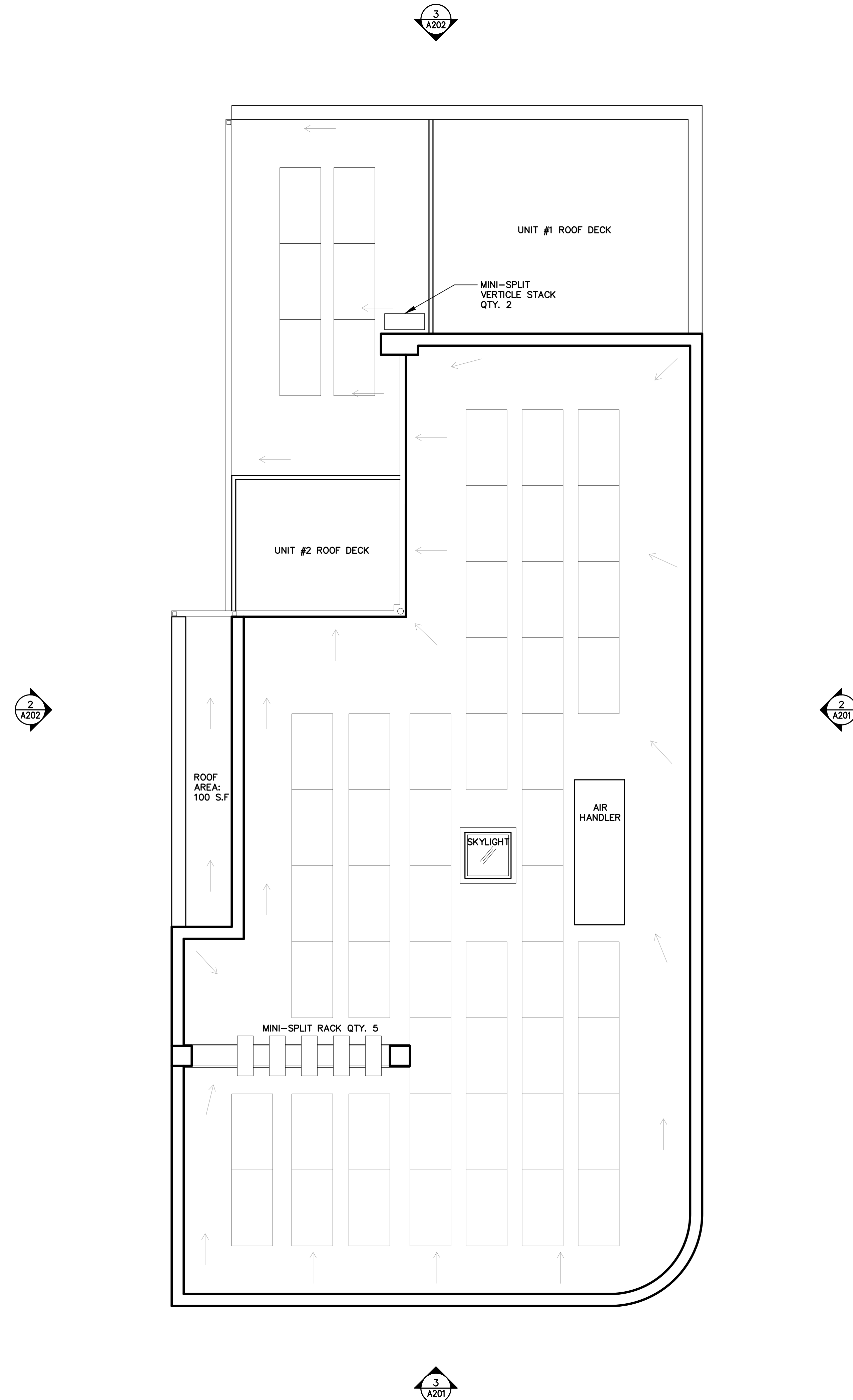
ULTREIA  
16131 E. WARREN AVE.  
DETROIT, MI 48224

SECTION

MARCH 11, 2024  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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JOB# 005

A401



FIELD DAY

ULTREIA  
16131 E. WARREN AVE.  
DETROIT, MI 48224

ROOF PLAN

MARCH 11, 2024
△

JOB# 005

A701

944 N MAIN STREET ANN ARBOR, MI 48104  
Phone (313) 886-0980 & (313) 793-0708

**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

<b>Project Name:</b>	<b>16131 East Warren Redevelopment Project</b>
<b>Project Location:</b>	The Eligible Property is located at 16131 East Warren Avenue in the Morningside Neighborhood, Wayne County, MI
<b>Type of Eligible Property:</b>	Functionally Obsolete
<b>Total Project Investment:</b>	<b>~\$3,060,000 including land acquisition</b>
<b>Eligible Activities:</b>	Department Specific Activities, Hazardous Building Material Survey, Asbestos and Lead Abatement, Demolition, Site Preparation, Infrastructure Improvements, Brownfield Plan and Act 381 Work Plans.
<b>Reimbursable Costs:</b>	\$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
<b>Total:</b>	<b>\$919,298</b>
<b>Years to Complete Payback:</b>	30 Years
<b>Base TV/New ITV Estimate:</b>	\$24,823/\$301,891
<b>Job Creation:</b>	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.
<b>Project Timeline:</b>	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.
<b>Project Overview:</b>	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

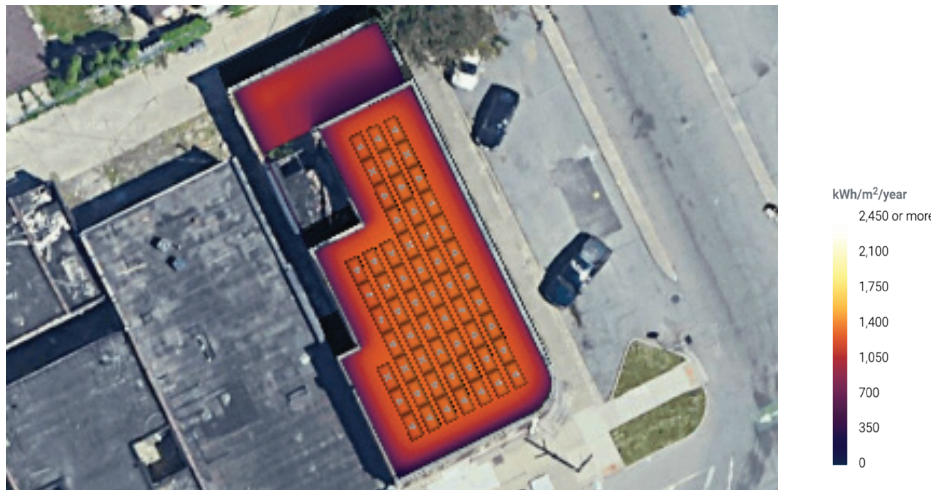
16131 E Warren Avenue  
Detroit, MI 48224

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.

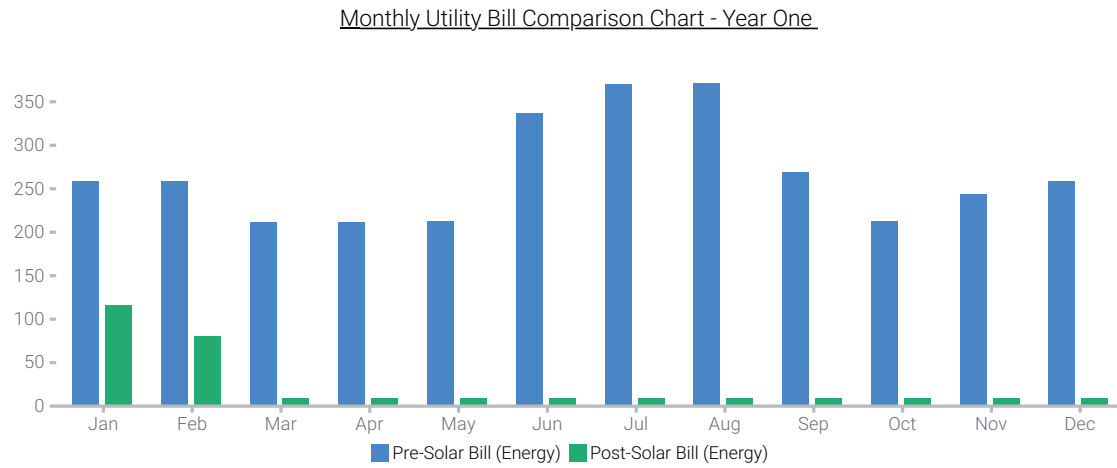
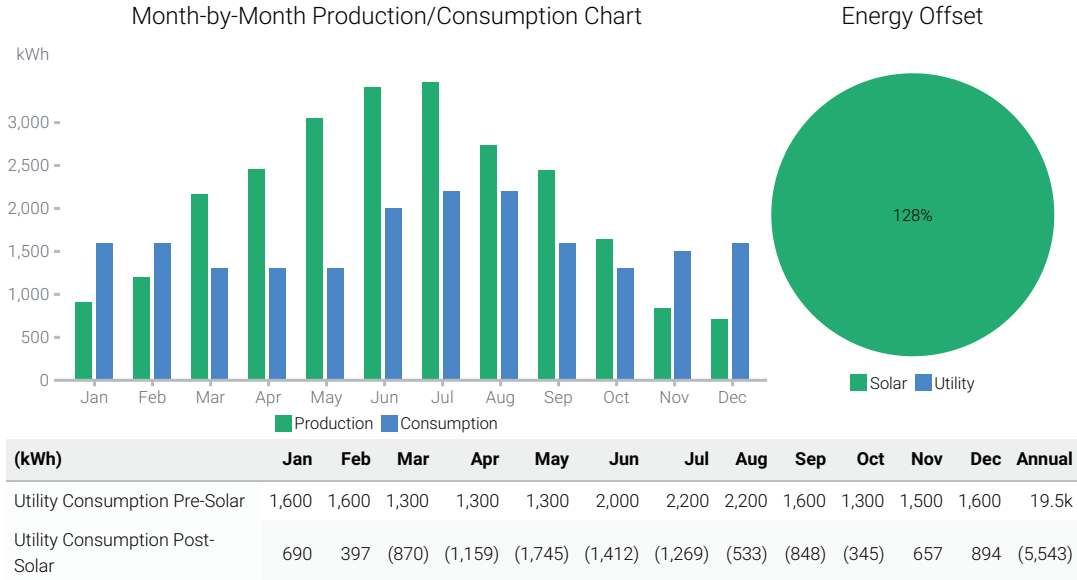


**FIGURE 1:** Irradiance map of 16131 E Warren roof

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

# Solar System by Strawberry Solar

16131 E Warren Avenue  
 Detroit, MI 48224



**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 dark ink and is positioned below the word "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:

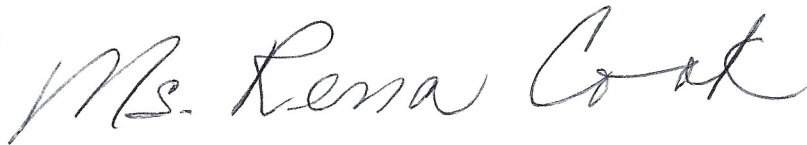
I am writing in support of the project proposed by Marc Maxey and Ellen Donnelly of Ultreia, LLC located at 16131 East Warren Avenue, Detroit, Michigan, 48224. As long-time resident of Bedford Road, I am writing to express my full support for the plan to rehabilitate 16131 E Warren Avenue.

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

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	
<b>Pre- Approved Exempt Activities</b>			
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		
<b>Total - BEA Activities</b>	<b>\$ 62,445.00</b>		
<b>Due Care Activities</b>			
Instatlation of Epoxy Flooring to address Soil Gas Intrusion	\$ 11,250.00	Fall 2024 - Fall 2025	
<b>Soil/Gas Vapor Mitigation System (GVMS) inclusive of design, install and post testing</b>	<b>\$ 68,500.00</b>		
Project Management and GC	\$ 7,975.00		
Contingency 15%	\$ 13,159		
<b>Total -Due Care Environmental Activities</b>	<b>\$ 100,884</b>		
<b>Total Department Specific EGLE Eligible Activiites</b>	<b>\$ 163,329</b>		
<b>MSF - Non- Environmental Eligible Activities</b>			
<b>Demolition and Hazardous Building Material Abatement</b>			
<b>Building Demolition (interior, partial building)</b>			
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		
<b>Site Demolition</b>			
Abandoned utilities, alley, abandoned foundations, curbs and gutters, sidewalks	\$ 20,000.00		
Demolition - Project Management and Oversight	\$ 2,000.00		
<b>Lead &amp; Asbestos Surveys and Abatement</b>			
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		
<b>Sub Total - Demolition and Abatement as allowable under Act 381</b>	<b>\$ 273,280.00</b>		
Contingency 15%	\$ 40,992.00		
<b>Total - Demolition and Abatement Activities as allowable under Act 381</b>	<b>\$ 314,272.00</b>		
<b>Site Preparation</b>			
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		
<b>Total - Site Preparation</b>	<b>\$ 54,395.00</b>		
<b>Infrastructure Improvements</b>			
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		
<b>Urban Stormwater Management System</b>	<b>\$ 50,000.00</b>		
Infrastructure Improvements - Project Management -	\$ 11,500.00		
Contingency 15%	\$ 18,975.00		
<b>Total Infrastructure</b>	<b>\$ 145,475.00</b>		
<b>Total on all MSF Non-Environmental Activities</b>	<b>\$ 514,142</b>		
<b>Brownfield Plan &amp; Act 381 Work Plan Preparation</b>			
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		
<b>Sub-Total Brownfield Plan &amp; Act 381 Work Plan Preparation</b>	<b>\$ 45,000.00</b>		
<b>Developer Reimbursement of Total EGLE Environmental Activities</b>	<b>\$ 185,829</b>		
<b>Developer Reimbursement of Total MSF Non-Environmental Activities</b>	<b>\$ 536,642</b>		
<b>Developer Total Estimated Brownfield Activities</b>	<b>\$ 722,471</b>		

**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%:

<b>Brownfield Plan Year Capture</b>			<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>
Calendar Year			<b>2024</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
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
				<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>		
<b>OPRA (PA 146) - 100% of Local only Taxes for 12 Years</b>				\$ 19,172	\$ 19,675	\$ 20,189	\$ 20,716	\$ 21,255	\$ 21,808	\$ 22,374	\$ 22,953	\$ 23,547	\$ 24,155	\$ 24,777	\$ 25,415		
<b>Post Development Taxable Value</b>				\$ 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

<b>School Capture *no capture</b>		<b>Millage Rate</b>															
State Education Tax (SET)	6.0000			\$ 1,811	\$ 1,859	\$ 1,907	\$ 1,957	\$ 2,008	\$ 2,060	\$ 2,114	\$ 2,169	\$ 2,225	\$ 2,282	\$ 2,341	\$ 2,401	\$ 3,435	\$ 3,522
School Operating Tax	17.0430			\$ 5,145	\$ 5,280	\$ 5,418	\$ 5,559	\$ 5,704	\$ 5,852	\$ 6,004	\$ 6,160	\$ 6,319	\$ 6,482	\$ 6,649	\$ 6,820	\$ 9,757	\$ 10,003
<b>School Total</b>	<b>23.0430</b>	<b>0.3586</b>		\$ 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

<b>Local Capture</b>		<b>Millage Rate</b>															
Detroit City Operating	19.9520															\$ 11,422	\$ 11,710
Library	4.6307															\$ 2,651	\$ 2,718
Wayne County Operating (summer)	5.6099															\$ 3,212	\$ 3,293
Wayne County Operating (winter)	0.9829															\$ 563	\$ 577
Wayne County Jails	0.9358															\$ 536	\$ 549
Wayne County Parks	0.2442															\$ 140	\$ 143
HCMA	0.2070															\$ 119	\$ 121
Wayne County RESA	0.0956															\$ 55	\$ 56
Wayne County Special Ed	3.3443															\$ 1,915	\$ 1,963
Wayne County RESA ENH	1.9876															\$ 1,138	\$ 1,167
Wayne County Community College	3.2202															\$ 1,843	\$ 1,890
<b>Local Total</b>	<b>41.2102</b>	<b>0.6414</b>														\$ 23,592	\$ 24,187

<b>Non-Capturable Millages</b>		<b>Millage Rate</b>															
City Debt	9.0000															\$ 5,152	\$ 5,282
School Debt	13.0000															\$ 7,442	\$ 7,630
DIA	0.1986															\$ 114	\$ 117
Zoo	0.0992															\$ 57	\$ 58
<b>Total Non-Capturable Taxes</b>	<b>22.1986</b>															\$ 12,765	\$ 13,087

Total Millages	<b>86.4518</b>																
<b>Total Brownfield Capturable Millages</b>	<b>64.25</b>	\$ -	\$ 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

<b>OPRA (PA 146) - 100% of Local only Taxes for 12 Years</b>																	
<b>Post Development Taxable Va</b>			\$ 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	
<b>School Total</b>	<b>23.0430</b>	<b>0.3586</b>	<b>\$ 13,866</b>	<b>\$ 14,215</b>	<b>\$ 14,573</b>	<b>\$ 14,939</b>	<b>\$ 15,315</b>	<b>\$ 15,699</b>	<b>\$ 16,093</b>	<b>\$ 16,496</b>	<b>\$ 16,909</b>	<b>\$ 17,332</b>	<b>\$ 17,766</b>	<b>\$ 18,210</b>	<b>\$ 18,664</b>	<b>\$ 19,130</b>	<b>\$ 19,606</b>

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	
<b>Local Total</b>	<b>41.2102</b>	<b>0.6414</b>	<b>\$ 24,798</b>	<b>\$ 25,422</b>	<b>\$ 26,062</b>	<b>\$ 26,718</b>	<b>\$ 27,389</b>	<b>\$ 28,077</b>	<b>\$ 28,781</b>	<b>\$ 29,502</b>	<b>\$ 30,241</b>	<b>\$ 30,997</b>	<b>\$ 31,772</b>	<b>\$ 32,566</b>	<b>\$ 33,379</b>	<b>\$ 34,211</b>	<b>\$ 35,064</b>

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	
<b>Total Non-Capturable Taxes</b>	<b>22.1986</b>	<b>\$ 13,417</b>	<b>\$ 13,755</b>	<b>\$ 14,102</b>	<b>\$ 14,456</b>	<b>\$ 14,820</b>	<b>\$ 15,192</b>	<b>\$ 15,573</b>	<b>\$ 15,963</b>	<b>\$ 16,363</b>	<b>\$ 16,772</b>	<b>\$ 17,191</b>	<b>\$ 17,621</b>	<b>\$ 18,060</b>	<b>\$ 18,511</b>	<b>\$ 18,972</b>	

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

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

Estimated Taxable Value (TV) Increase Rate 1.5%:

		<b>Brownfield Plan Year Capture</b>	<b>30</b>	<b>TOTAL</b>
	Calendar Year		<b>2055</b>	
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	
<b>OPRA (PA 146) - 100% of Local only Taxes for 12 Years</b>				
		<b>Post Development Taxable Va</b>	\$ 896,873	
<b>School Capture *no capture</b>		<b>Millage Rate</b>		
State Education Tax (SET)		6.0000	\$ 5,232	\$ 102,110
School Operating Tax		17.0430	\$ 14,862	\$ 290,042
	<b>School Total</b>	<b>23.0430</b>	<b>0.3586</b>	\$ 20,095
				\$ 392,152
<b>Local Capture</b>		<b>Millage Rate</b>		
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
	<b>Local Total</b>	<b>41.2102</b>	<b>0.6414</b>	\$ 35,937
				\$ 528,696
<b>Non-Capturable Millages</b>		<b>Millage Rate</b>		
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
	<b>Total Non-Capturable Taxes</b>	<b>22.1986</b>	\$ 19,445	\$ 286,064
	<b>Total Millages</b>	<b>86.4518</b>		
	<b>Total Brownfield Capturable Millages</b>	<b>64.25</b>	\$ 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
<b>Combined 100.00%</b>	<b>\$ 722,471</b>	<b>0</b>	<b>\$ 722,471</b>
State 35.86%	\$ 327,022	0	\$ 327,022
Local 64.14%	\$ 395,449	\$ -	\$ 395,449
<b>TOTAL 100.00%</b>	<b>\$ 722,471</b>	<b>0</b>	<b>\$ 722,471</b>
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	\$ -
<b>TOTAL</b>	<b>\$ 919,298</b>

**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
<b>Brownfield Plan Reimbursement</b>	<b>2024-2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
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	\$ 9,458	\$ 9,705	\$ 9,954	\$ 10,205
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	\$ 1,232	\$ 1,264	\$ 1,297	\$ 1,331
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	\$ 8,224	\$ 8,431	\$ 8,642	\$ 8,857
<b>Total Local Incremental Revenue - not capture during OPRA period, if approved</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,592	\$ 24,187	\$ 24,798	\$ 25,422
BRA Administrative Fee (15%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,028	\$ 22,436	\$ 21,844	\$ 21,252
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	\$ 16,916	\$ 17,349	\$ 17,797	\$ 18,250
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	\$ 3,770	\$ 3,866	\$ 3,964	\$ 4,064
<b>Total State &amp; Local TIR Available</b>	<b>\$ -</b>	<b>\$ 6,051</b>	<b>\$ 6,209</b>	<b>\$ 6,372</b>	<b>\$ 6,538</b>	<b>\$ 6,708</b>	<b>\$ 6,882</b>	<b>\$ 7,061</b>	<b>\$ 7,244</b>	<b>\$ 7,431</b>	<b>\$ 7,623</b>	<b>\$ 7,820</b>	<b>\$ 8,021</b>	<b>\$ 12,038</b>	<b>\$ 13,515</b>	<b>\$ 27,652</b>	<b>\$ 32,119</b>

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

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

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
<b>Combined</b> 100.00%	\$ 722,471	0	\$ 722,471
State 35.86%	\$ 327,022	0	\$ 327,022
Local 64.14%	\$ 395,449	\$ -	\$ 395,449
<b>TOTAL</b> 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	\$ -
<b>TOTAL</b>	<b>\$ 919,298</b>

**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
<b>Brownfield Plan Reimbursement</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>	<b>2055</b>	
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														
<b>Total Local Incremental Revenue - not capture during OPRA period, if approved</b>	\$ 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															
<b>Total State &amp; Local TIR Available</b>	\$ 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
<b>DEVELOPER</b>															
<b>DEVELOPER Reimbursement Balance</b>	\$ 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/>															
<hr/>															
<b>EGL - Preapproved-Environmental Costs</b>	\$ 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
<b>Total EGL Reimbursement Balance</b>	\$ 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		
<b>MSF Non-Environmental Costs</b>	\$ 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
<b>Total MSF Reimbursement Balance</b>	\$ 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		
<b>Total Annual Developer Reimbursement</b>	\$ 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](mailto: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
<b>Total Construction:</b>	<b>42</b>

**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