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November 29, 2022

VIA ELECTRONIC MAIL

Mr. Brett Lenart, AICP  
Planning Manager  
City of Ann Arbor  
301 E. Huron Street  
Ann Arbor, MI 48104

**Re: Electrification: Planning Commission meeting 11/15/2022**

Dear Brett:

The purpose of this letter is to reiterate my testimony during the above-referenced public hearing.

Morningside requests that if an electrification ordinance were to be enacted, that it exclude projects, such as 1140 Broadway, for which site plan approval was granted prior to the effective date of the ordinance.

Particularly as relating to 1140 Broadway, site plan approval for the three-phase project was granted in 2017. Morningside subsequently executed agreements with DTE for the provision of gas and electric utilities, which were constructed during the project's first phase, in 2020. The work included, but was not limited to, substantial DTE upgrades to its offsite gas infrastructure to provide the capacity necessary to serve all three project phases. Morningside granted easements to DTE.

The project's second phase is currently under construction, with an estimated completion of 2023. The commencement date of the project's third phase has not been determined as of this writing.

Please share this letter with the Planning Commission and City Council.

Respectfully submitted,  
MORNINGSIDE BROADWAY, LLC

Ronald S. Mucha  
Member

Cc: Derek Delacourt - City of Ann Arbor  
David Strosberg - Morningside