

From: Robert Daniels <robertdanielsusa@att.net>

Date: May 7, 2017 at 5:48:04 PM EDT

To: "dcooper@manisteemi.gov" <dcooper@manisteemi.gov>, "epontiac@manisteemi.gov" <epontiac@manisteemi.gov>

Cc: Sarah Howard <s.howardmanistee@hotmail.com>, Lynda Beaton <lbeaton@manisteemi.gov>, "mwittlieff@manisteemi.gov"

<mwittlieff@manisteemi.gov>, "cgoodspeed@manistee.mi.gov" <cgoodspeed@manistee.mi.gov>, Tim Ervin <timervinassoc@gmail.com>

Subject: Last Tuesday's vote

Reply-To: Robert Daniels <robertdanielsusa@att.net>

Dear Ms. Pontiac and Mr. Cooper:

I find your votes last Tuesday against the Council on Aging's Senior Village Project to be incredibly ill-advised and a direct slap in the face to the seniors of Manistee County and those of us who are working diligently for little or no money to both help those seniors and improve our city and county. This is a truly once-in-a-lifetime opportunity that you are willing to throw away apparently because of pressure placed upon you by certain current City Council members and a former City employee. I find your lack of a grasp of the complexities of this project remarkable. Of course, how would I ever know Mr. Cooper's grasp since he never asks questions or expresses any interest in or apparently any understanding of what is being presented. Or Ms. Pontiac's grasp of the facts since she could not seem to grasp the simple fact that a 2% PILOT with a guaranteed \$6,000 yearly payment and a guaranteed 2.5% yearly increase in that \$6,000 payment generates more money for the City than a 4% PILOT. You also completely ignored the recommendations of the City Planning Commission, the City Manager, the City CFO, the City Director of Public Safety, The City Director of Public Works, and the City Planning and Zoning Director, all of whom recommended approval of the project or found the project to have little or no negative impact on the City. Beyond that I have been told that the City Manager obtained an independent assessment of the developer's PILOT request and such request was found to be both reasonable and necessary for the developer to take on this project.

I have spoken to several real estate professionals about the implications of your vote on the City and the broader area. To a person they disagree with your decision and cite the minimal inventory of lower cost housing units available in the immediate Manistee area. A number that would have increased by ~ 40 units if the first apartment building had been built. Beyond that, AES has been working for years trying to attract developers to Manistee. I have been told that they are being hit with calls and e-mails from those developers asking how Manistee can self-declare itself "open to development" and then turn down the first proposal that comes before the Council following the City's declaration.

I urge you both to reconsider your prior votes and request a new vote at the next City Council meeting. It is not too late to reverse this travesty if you only can find the courage to stand up to the pressure that was exerted upon you and request a revote.

Thank you for your time and consideration of my request.

Sincerely,

Robert W. Daniels
59 Smith Street
City of Manistee native, resident, taxpayer, and voter