

**SDC Ventures, LLC
31300 Orchard Lake Rd.
Farmington Hills, MI 48334**

November 13, 2020

City of Farmington
Attention: Kevin Christiansen
Economic and Community Development Director
23600 Liberty Street
Farmington, MI 48335

Re: Request for Qualifications to Purchase Property consisting of approximately 3.0 acres located at 33000 Thomas Street in Downtown Farmington, MI

Dear Mr. Christiansen:

We are pleased to submit a Proposal for the purchase of the above referenced property (Property). We propose to purchase the Property for the construction of a townhome-style residential community. The Purchase Price and terms of purchase shall be detailed in the Agreement of Purchase which shall be negotiated between us and the City of Farmington. The general provisions of the Proposal are indicated below:

Price

We propose to purchase the property for Ten Thousand (\$10,000) per unit based on a fully approved site plan for a residential community with approximately 39 units (please see alternative site plans included with this Proposal). The purchase shall be subject to a contingency period in order to perform due diligence on the site and approval of a Brownfield Plan required for building demolition and environmental clean-up. We propose that the City, as part of the Agreement of Purchase, authorize a reduction in tap fees for both water and sewer services provided to each unit. The Purchase Price shall be payable in cash at closing after satisfaction of all items listed in the contingency period and approval of the Brownfield Plan.

The Development Project – PARKSIDE TOWNS of Farmington

We propose to develop and construct a “For Sale” luxury residential community consisting of attached and/or detached townhomes. Parkside Towns of Farmington (proposed name) is intended to be a sophisticated and stylish residential community for those seeking an intimate sense of house and home in combination with the convenience of urban living. The target market for Parkside shall include single and married young professionals, divorcees, empty nesters, and small families. While other communities may also serve this intended demographic, there is no new community in the area that offers the space, the features, location and conveniences that will be provided by Parkside. Specifically, Parkside will include the following:

- Contemporary and uniquely sophisticated three-story townhomes with open-space floorplans and a strong sense of neighborhood.
- Each unit will have a two-car garage along with two spaces for parking in front of the garage. Guest parking will be allowed on Thomas Street along with additional parking proposed in the adjacent parking lot subject to a future agreement with the church.
- Units will be designed in a series of detached and/or attached buildings with two- and three-bedroom floorplans, an attached 2-car garage, with a bonus room at the garage level. Sizes will range from approximately 1,500 sq.ft. to 2,000 sq.ft.
- Each unit will include an “open kitchen” floorplan, energy efficient stainless-steel appliances, phone-controlled thermostat and security system, Ring doorbell system, and multiple interior selections for wide plank flooring, upgraded cabinetry and plumbing fixtures, and granite and quartz counter-tops.
- Washers and dryers will be available in each unit along with in town cleaning service with pick-up and delivery.
- A rooftop lounge and viewing area may be offered as an option in each unit.
- Sidewalks will provide pedestrian connectivity within the community and walkway connections to the staircase to Shiawassee Park. A landscaped walkway connecting Thomas Street to Grand River and the downtown area will be incorporated.
- Other features will include park benches, a mailbox cluster serving all units, and an option for auto charging stations within each garage.

Parkside Towns will distinguish itself by the pedestrian-friendly, urban lifestyle that homebuyers are seeking. With proximity to the great downtown environment provided in the City of Farmington, Parkside will promote the desirable urban experience that existing residents in the area already enjoy. The buildings will be architecturally unique, spacious, with design that focuses on style and function. The units themselves will offer nine-foot ceilings, multiple windows bringing in light, and luxury finishes. In summary, Parkside will certainly appeal to those individuals that desire a stylish new home. Moreover, given the increasing desire by homebuyers to trade high-maintenance and long commutes for low maintenance and convenience, Parkside’s appeal will be right on target for the homebuyer demands of today.

The Use of a Brownfield Designation in Conjunction with the DDA and Tiff Financing

It is our intention to demolish the existing building on the property and conduct activities pursuant to a Brownfield Plan that we will request be adopted. The availability of a Brownfield Plan is critical to financing the building demolition, asbestos removal, and environmental clean-up from the site. To enhance the appeal of the Brownfield Plan for work plan approval by the MDEC and EGLE, we propose that the City adopt the Plan and use funds that SDC would loan to the City for demolition and clean-up. The City would then use the TIF revenue under the Brownfield Plan (possibly also with funds that are collected by the DDA or the capture of which is waived by the DDA in favor of the Brownfield Plan) to reimburse the costs it incurred and repay the funds loaned to it by SDC.

Regarding the construction of a landscaped walkway connection between Thomas and the downtown area, we intend to explore additional financing/funding using the DDA. The demolition of the two homes that currently exist is an important part of our Proposal. Creating a well-designed and attractively landscaped connection between the downtown area and Thomas St. and then to Shiawassee Park is also important to our Proposal.

Sherr Development Corporation

Sherr Development is a real estate company engaged in commercial and residential development, construction, and management. With a qualified team of well trained and experienced professionals, we have worked in many communities throughout southeast Michigan as well as in Miami, Salt Lake City, southern California and the big island of Hawaii. Our balance sheet is strong with substantial liquidity. Financial references are available upon further request.

Thank you for the opportunity to participate in this RFQ. I would welcome any further questions that you may have and would be glad to meet with you to discuss this RFQ in greater detail.

Thank you,

A handwritten signature in black ink, appearing to read 'Roger Sherr', written over a light blue horizontal line.

Roger Sherr
SDC Ventures, LLC c/o
Sherr Development Corporation

PROPOSED SITE PLANS

Request for Qualification

City of Farmington

33000 Thomas Street Redevelopment Project

LEGEND

TOTAL ACRES : 3.3 AC
 NET BUILDABLE ACRES : 2.5 AC
 TOTAL UNITS : 35 P.U.
 14 P.U./AC BUILDABLE

PARKING
 2 CAR GARAGE (SIDE BY SIDE)
 2 CAR APRON
 STREET - GUEST OVERFLOW



SITE CONCEPT - 'A'

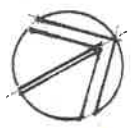
SHEAN DEN. FARMINGTON FUD - TRAINHOUSES
 ALEXANDER V. BOGARTS & ASSOC.

11-9-20
 11-10-20



LEGEND

- TOTAL ACRES : 3.14
 - NET BUILDABLE ACRES : 2.5 AC
 - DENSITY UNITS : 39 DU
 - 15.6 DU/AC BUILDABLE
- PARKING**
- 2 CAR SPA (SITE BY SITE)
 - 2 CAR AREA
 - STREET - GUEST OVERFLOW



SITE CONCEPT - 'B'

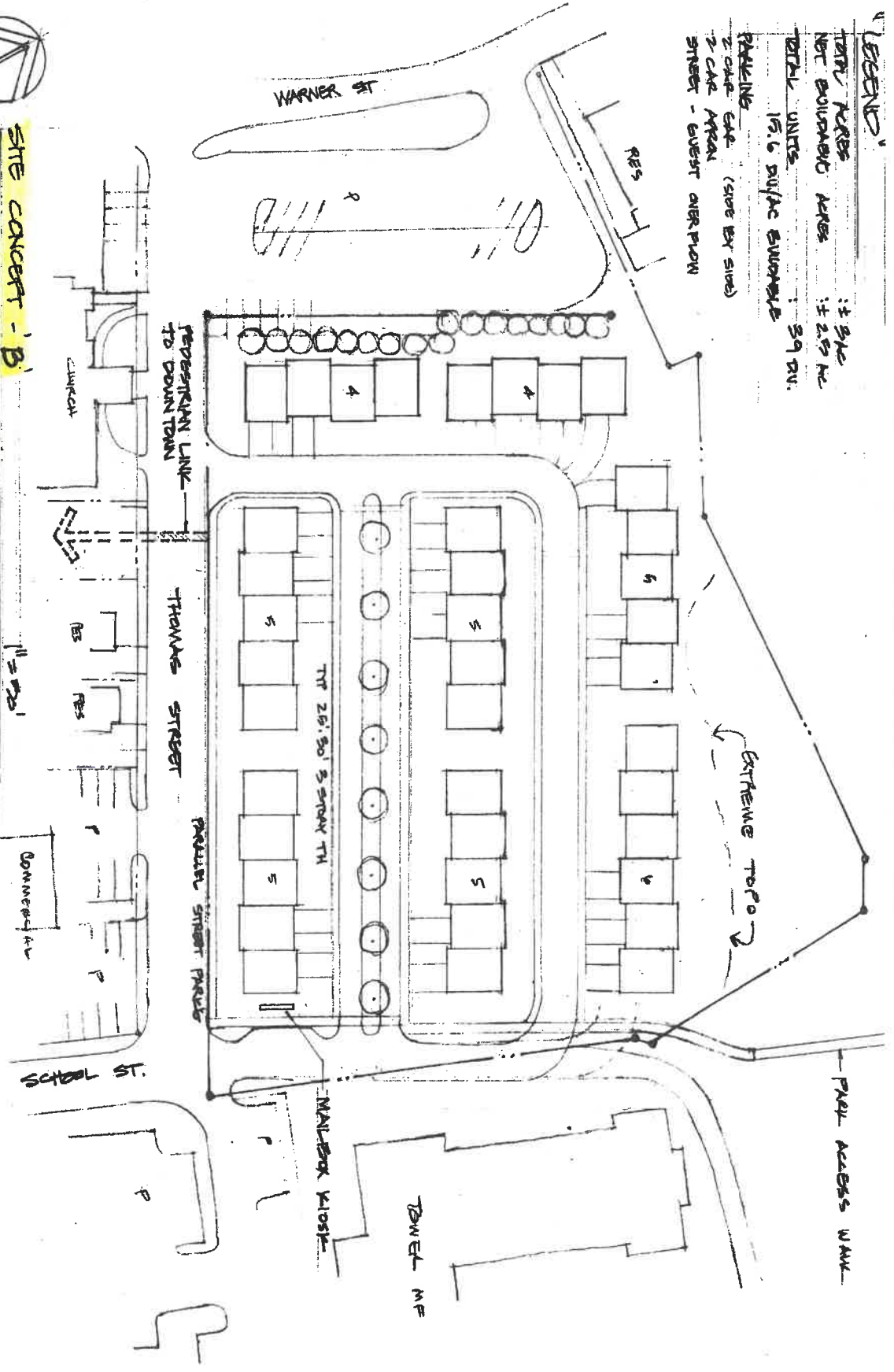
SHEAR, DEX. FURNITURE FUD - TOWNHOUSES

REVISIONS V. 1. 10/20/20

11" = 20'

11-9-20

11-10-20



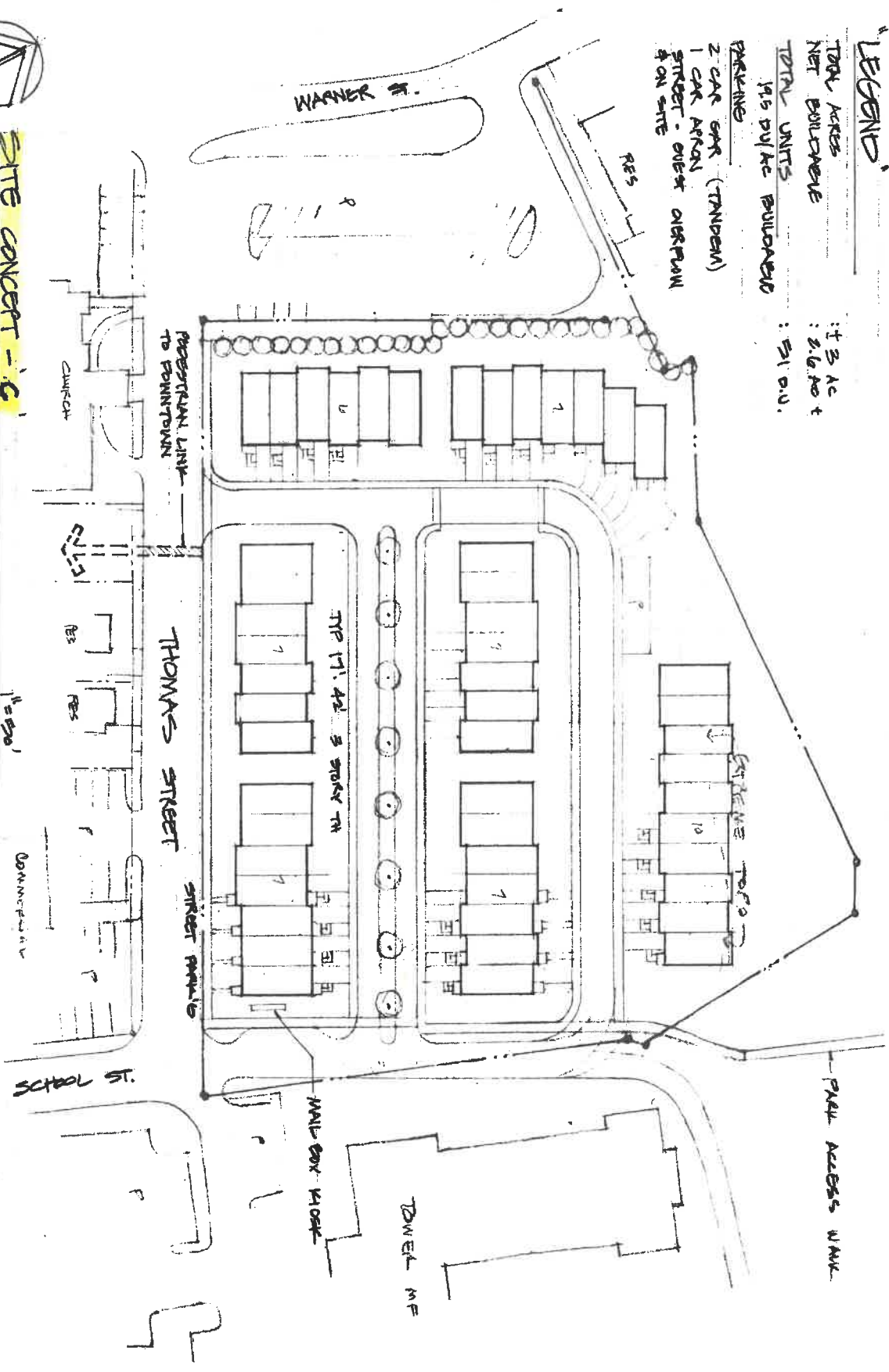
LEGEND

TOTAL ACRES : 3 AC
 NET BUILDABLE : 2.6 AC ±
 TOTAL UNITS : 51 DU.

PARKING
 2 CAR SPAK (TANDEM)
 1 CAR SPAN
 STREET - QUIET DRIVEWAY
 & ON SITE



SITE CONCEPT - 'C'
 SHEAR DEN FARMINGTON FUD TOWNHOUSES 11-9-20
 ALEXANDER V. BOBERTS & ASSOC. 11-10-20



PROPOSED ELEVATIONS

Request for Qualification

City of Farmington

33000 Thomas Street Redevelopment Project



Attached Housing Site Plan B

Attached Housing Site Plan B

