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November 28, 2016

Sent via 1st class mail and
E-mail – tisdelm@rochesterhills.org

Mark Tisdell, President
Councilmembers
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills MI 48309

RE: 1171 E Auburn Road, Rochester Hills MI

Dear Mr. Tisdell:

Please be advised that I represent Kelly Greger, Co-Trustee of the Stephen V. Pickens Self-Trusteed Revocable Trust ("Trust"), which is the owner of the above referenced Auburn Road property. The Trust is registered in the Macomb County Probate Court. Judge Carl Marlinga, who is presiding over this matter, has specifically ordered that "the real estate assets of the Trust shall be sold."

Currently, we have the Auburn Road property listed for sale with Larry Campbell of Century 21 Campbell Realty, Inc. The listing of the property was also done pursuant to the order of Macomb County Probate Judge Carl Marlinga. After the property was listed, an offer to purchase was presented by MJC Homes which the Trust accepted, and this is now a pending offer for the purpose of redevelopment.

We were recently made aware of the fact that there was a study completed, documenting the suburbanization of metropolitan Detroit, specifically properties in the Rochester Hills-area. The Buyer, MJC Homes, met with officials from the Rochester Hills Planning Department and a consultant hired by Rochester Hills to determine if the property had historical significance. Rochester Hills then requested the opportunity to inspect the property and the house.

Subsequently, on October 31, 2016, Kristine Kidorf of Kidorf Preservation Consulting, the private preservation consultant hired by Rochester Hills, sent correspondence indicating that "the building does not appear to be significant enough to warrant individual historic designation, however further research could determine that the house is important to the 1920s development in Rochester Hills and worthy of designation."

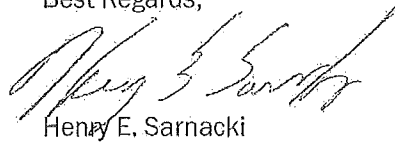
According to Ed Anzek, Director of Planning and Economic Development for Rochester Hills, the above study seems to offer that the property has no architectural value, but raises the question as to potential value for a 1920's era development of Rochester Hills, which is an issue that has never before been raised.

Since the consultant has confirmed the building on the property is not significant enough to warrant individual historic designation, we believe this should be the end of it. Whether the property could be part of some future grouping of 1920's homes is at best speculative.

To be very clear, as the property owners, please let this letter serve as a formal written request to the City Council to remove the subject property from the "Potential Historical District." This based on the fact that there is no historical significance in the home or the land and perhaps even more, because at no time did Kelly Greger's deceased father, Stephen V. Pickens or she express a desire to have the property included as part of any potential future Historical site.

If you have any questions or would like to have further discussions regarding this property, please feel welcome to contact me at your convenience.

Best Regards,



Henry E. Sarnacki

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