

Re:

1021 Harding Ave.

Historic District Registry

Dear Council and City Office Members,

The Miller Family is requesting that the City Council heartily consider removing the property at 1021 Harding Ave. from the Historic District Registry.

As you are aware, this request was originally on the May 12th agenda. We asked that it be removed from the agenda as we had received a last minute offer. Out of respect for City Council and the HDC, and with the hopes that someone was actually interested in saving the home, we postponed our request to have the property de-listed.

Following is a chronological list of the dealings with the potential buyer, Mr. Connoly, regarding his "interest" in purchasing and potentially saving the property.

Please note, Mr. Connoly first contacted Mrs. Gouin (the realtor for the Miller family) in January, at which time he stated that although he was interested in the property, he would only be interested in it if it was de-listed. Between the January conversation with Mrs. Gouin and the offer he made the day before the City Council meeting in May, Mr. Connoly continued to actively follow the ongoing situation with the HDC. He asked the city for information on the results of the HDC's investigation into the fire and damage, appeared at meetings regarding the HDC's findings and asked to be updated whenever the property was going before the City Council or HDC. Furthermore, he has shown up at the property unannounced, uninvited and entered the property ignoring the posted No Trespassing Sign. These facts along with the low offers on the property clearly show a pattern of self-interest and lack of good faith on Mr. Connoly's part.

Mr. Connoly's first offer was sent to Mrs. Gouin on the weekend just prior to the City Council Meeting on May 12th, where the request to have the property de-listed was scheduled to occur. Furthermore, Mr. Connoly sent a letter to the Planning Commission letting them know that he was interested in purchasing the property, again, just one day before the City Council meeting. We assume this was an intentional tactic to stop the de-listing and force us to accept a low offer from him.

It is our belief, based on this information along with the substantially low priced offer submitted, that Mr. Connoly's intent was to force our hand to attain the full 2 acre parcel

for a far-below market price. When Mr. Connolly requested to walk the property and view the interior, we arranged for him, his wife, his Realtor and Mrs. Gouin to walk to property. We explained that due to the condition of the interior of the house we would allow him to inspect it once a price could be agreed upon (with, of course, a contingency for inspection). At this meeting it was made clear to Mr. Connolly that we intend to sub-divide the parcel, regardless of whether the property is de-listed and that his offer needed to indicate whether he wished to purchase the home with all or part of the property. He was told that the offer could be made contingent upon viewing the interior.

Mr. Connolly's agent sent over a second offer that was just slightly higher than the previous offer. It had no contingencies and again was for the full property and still substantially below market value. We countered this second offer, with two options at market value. One option was for the house on the entire parcel and one for the house on $\frac{1}{3}$ of the property. His response, through his agent, was that he could not make an offer on a property that was pending a survey and sub-division. Mrs. Gouin advised us that an offer could and very often is, made with those items as contingencies. As a knowledgeable buyer and with a realtor representing him, Mr. Connolly would very likely know this.

To reiterate, the above facts lead us to believe that Mr. Connolly's intent was to take advantage of our family by convincing City Council not to de-list the property so he can obtain the property for substantially below market value.

As you know, the catastrophic fire that took place over 3 years ago not only destroyed the home, but has devastated the Miller family. We politely and passionately request that the City Council vote to de-list the property so that the Miller Family and the City of Rochester Hills can move forward.

Sincerely,

Bryant Paul Miller and Jackson Miller