

October 20, 2021

Rochester Hills City Council  
1000 Rochester Hills Dr  
Rochester Hills, Mi 48309

Members of the City Council,

I am writing this letter as the potential new owner of 1021 Harding Ave, Parcel No 15-15-327-002 and in support of the request to delist the noncontiguous historic district property.

The current owner, Paul Miller, and myself have agreed to a sale price and conditions of sale and are scheduled to close October 21st. The sale price of the property is \$525,000 which is a price above fair market value considering comparable lots and the condition of the property and its failing structures. Clean up will be extensive and costly.

Comparable lots:

- 1) 4 Acres off of John R backing to Spencer Park w/Rochester schools that sold for \$500,000
- 2) 1 acre on a wooded site with a pond and Rochester schools at Sheldon and Mead that sold for \$158,000.

The property is currently in the tax foreclosure process and If closing takes place as planned the city will receive payment of delinquent taxes from 2018, 2019, 2020 and 2021, delinquent water and sewer, and tickets for blight, totaling roughly \$14,000.00.

The home has been open to the elements for most of the four years since the tragic fire of 2017. You will see in the included engineering report from October 18th 2021, sections of the roof are missing and have fallen in, load bearing brick walls are either in piles of rubble or in serious disrepair. The first and second floor decking are spongy underfoot and there is nothing to salvage beyond the exterior brick which also is in need of repair. The report states that rehabilitation of the structure to maintain the historical characteristics of the exterior brick is not feasible. And the exterior brick is in the only remaining quality of the home.

My intentions for the property are to first board up the home (all windows are broken or missing and there are openings that are easily accessible to animals and children) clean the site of debris and move the livestock into a safe structure with secure fencing, than pursue demolition of the home and most likely also pursue demolition of the barn. Once the property is cleaned of failing structures I would pursue splitting the property into three parcels as potentially allowed under R3 zoning. I would than build a modest home for myself on one lot and homes for my two daughters one each on the remaining two lots. We currently all live a few blocks apart from each other in Downtown Rochester and have found living close to one another to be a great benefit to their children, my grandchildren. I have, with the help of Romano Construction, rebuilt 311 Wesley Street and 159 Maywood Ave and as so am familiar with the process of construction.

Thank you for your consideration,

Nancy Filipek  
311 Wesley Street  
Rochester, MI 48307

