

JAY ANDREW DEVELOPMENT CO, LLC

PO Box 765, Battle Creek, MI 49016 ph 269-830-8133

Ms. Victoria Houser

City Clerk

cityclerk@battlecreekmi.gov

City of Battle Creek, 10 N Division St, Rm 111

Battle Creek, MI 49014

RE: Request to Establish OPRA District

Parcel: 0253-00-045-0

October 24, 2016

Dear Ms. Houser

Jay Andrew Development Company recently purchased the property at 103 W. Michigan Ave. Currently the building is partially occupied by it's sole tenant, Arcadia Brewing Company.

We would like to request the the City of Battle Creek establish an Obsolete Property Rehabilitation District (OPRA) for the property in order for us to abate some associated expense and assist us in bringing this functionally obsolete building back into a modern use.

It is our intent to renovate the building, update it's systems, and improve the front and rear facades to create a facility the will draw in new restaurant tenants on the ground floor. We also plan, in the near future, to completely build-out the second floor to accommodate 20+ modern, loft style apartments. Planning has already begun and major work will begin as soon as we finish securing our tenants. We would like to request the 12-year abatement due to the large scope of our project. We expect that the construction/renovation related work alone will surpass the minimum \$500,000 investment required. It is also expected that the current tenant, along with 2-3 new restaurants, and a small apartment complex, will easily bring 18+ full time jobs into the downtown area within the next 30 months.

We have attached a property description marked as Exhibit A.

Please contact us if you need any more information from us, or to update us on the progress of our request. You can reach me at 269-830-8133, or contact our Construction & Development coordinator, Mike Gothberg, directly at 269-209-3522.

Sincerely,

Stephen J Titus

Jay Andrew Development Co, LLC

cc: Ted Dearing, Asst. City Manager

Steven Hudson, Assessor

EXHIBIT A

103 W Michigan Ave
Battle Creek, MI 49017

Property Description of Parcel #: 0253-00-045-0

Property located in the city of Battle Creek, County of Calhoun, State of Michigan:

LOTS NO. 74, 75, 69, AND 68, RANGE OF BLOCKS 3, OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF BATTLE CREEK, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS ON PAGE 42 OF THE CALHOUN COUNTY RECORDS

EXCEPT THE SOUTHWESTERLY 111.5 FEET THEREOF