

5.25.2015

RE: Renaissance Property Group proposed Development Blount/Johnson

Alder. Zellers, Patty Prime, Pat Heck and members of the Tenney Lapham Neighborhood:

First - I hope everyone had a wonderful Memorial Weekend!

Second - thank you all for the opportunity on the night of the 20th to present to TLNA our initial plans for the redevelopment of our property on N. Blount and E. Johnson Streets. We thank you for your time and look forward to future meetings with both, members of the steering committee and the TLNA Board, as our development plan and design come together.

Moving forward, we wanted to take the advice of David Waugh, a member of the neighborhood, and answer head-on an issue that came up at the meeting. The concern, brought up by a couple of individuals, dealt with a previous PUD development agreement. That agreement was entered into by Renaissance Property Group, LLC (RPG), as one of the developers of the City Row Apartments. The PUD to the best of our records was filed by the City in 2010.

RPG, as owners of 8 properties on the 600 block of E Gorham and the 300 block of N Blair, agreed to continue the remodeling of the 8 properties as part of the PUD and agreed to complete the work within 8-9 years. The concern by a couple of members of the neighborhood was that RPG did not 'follow through on that development agreement' and is now presenting another development within the Tenney Lapham Neighborhood. We feel that our answer was not heard, or rather I failed to articulate it clearly enough to be understood.

First, RPG does not own the 8 properties that the PUD in question governs. RPG sold 625 E Gorham to Mr. Lusson in 2010 and the remaining 7 buildings in 2014. The PUD agreement runs with the properties, not the developers or RPG.

Second, the PUD agreement is still in effect and the agreed upon time schedule has not yet run out. As such, even if RPG did still own all the properties that are part of the PUD agreement, RPG would still have time within the agreement to finish the required work. (RPG completely rehabbed 609 E Gorham previously - however the property was included in the PUD agreement.) As such, there has been no 'failure by RPG to follow-through on the development agreement' because the agreement is still in effect and there is still time remaining on the agreement. (2-3 years remaining)

Third, the current owners, including Mr. Lusson who has owned 625 E Gorham since 2010, still have the remaining 2-3 years to follow through on the PUD agreement to complete the work.

RPG as with all property owners felt the pinch of the recession in 2009-2013, even the bank that held the mortgages to the properties in question almost went under. In 2010 RPG sold 625 to Mr. Lusson, and continued to look for a opportunities to raise funds to keep the properties and continue the extensive remodeling that was already begun since 2007. In 2014 RPG decided to sell the remaining properties as a personal family tragedy sealed the decision.

We hope this letter better answers the concerns head-one and explains to all that the PUD agreement is still in place, and the current owners of the properties are the responsible parties and not RPG. However those current owners still have time within the agreement.

Again, thank you for your time and we look forward to more positive advice and guidance from members of the neighborhood as our plans for N Blount and E Johnson Street continue to move forward.

Renaissance Property Group, LLC

cc. Ms. Heather Stouder  
Mr. Matt Tucker  
Mr. Chris Oddo