UPDATED MEMO

To: Keith McCrary, City of Detroit Engineering

CC: Richard Doherty, City of Detroit Engineering

From: Thomas Habitz, Urban Planning Specialist

Date: July 19, 2017

Re: Right-of-Way Petition 930

In October 2016, Henry Ford Health System sent notification to all property owners affected by or adjacent to the Petition 930 right-of-way vacation and dedication area. A sample version of the mailer is included with this memo. The request was sent by certified mail to the taxpayer of record at each property.

21 total correspondences were sent, and a summary is attached. One letter only was sent to a single owner of multiple affected properties. Since they were sent, HFHS acquired one of the properties, the Comerica Bank site at 2740 W. Grand Blvd. Of the remaining 20:

2 responded YES/APPROVE

4 responded NO/DISAPPROVE

1 abstained as INDIFFERENT

11 did not respond

2 were returned undeliverable

* Of those who responded ‘DISAPPROVE’, no reason or rationale was provided.
* Of those who did not respond, note that the initial mailing stated that the lack of a response constitutes approval.
* Of the undeliverable addresses, additional unsuccessful attempts were made to locate the property owners.

At our conference call on May 15, you indicated to us that of this group of contacts, the most weight should be given to those most immediately affected. In this case, it is Win Properties’ location at 2850 W Grand Blvd. Win Properties owns the building which is leased to Health Alliance Plan, a Henry Ford Health System affiliate.

In June 2016, we reached out to the Win Properties as landlord, and HAP as tenant. For each of them, we created a detailed phasing document of the proposed road work. HAP administration signed off. The executive vice president of Win Properties, Mr. Craig Samson, asked us to work with Rick Yarmy who is a member of his staff. We had two conversations with Mr. Yarmy in this timeframe, where he asked for more information because he is located in New York and lacked context. We provided the context. Since then, we have followed up more than a dozen times by both phone and e-mail in an attempt to get Win Properties on record.

Based on this, we can only conclude that Win Properties is satisfied with and not opposed to the proposed change of conditions if its tenant is. If Win Properties felt that the proposed changes threatened to diminish the property’s value, we would have expected greater communication from them.

Recently we also renewed effort to contact the 1115 W Milwaukee owners (Matthew Tatarian and Michael Kelly), whose original correspondence was undeliverable at the taxpayer address. A representative of Mr. Tatarian’s named Darin McLeskey offered to receive our mailing and provide it to him, and did so on July 14, 2017.

Finally, five properties owned by Orca Management are affected by the proposed change, and Orca previously went on record in opposition. It should be noted that Orca has been in a longtime property sale negotiation with HFHS, and we believe the dynamics of that potential transaction are having an effect on their position.