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June 5, 2017

**VIA CERTIFIED MAIL**

City Council of the City of Detroit  
Coleman A. Young Municipal Center  
13<sup>th</sup> Floor  
Detroit, Michigan 48226

**RE: Request by IWH Real Estate Ventures, LLC, to Vacate a Portion of Clifford Street Between Henry Street and Sproat Street, and to Vacate Henry Street from Clifford Street to Cass Avenue;**

**Consent by IWH Real Estate Ventures, LLC, to Vacate Henry Street from Woodward Avenue to Clifford Street;**

**Consent by IWH Emmaus, LLC, to Vacate Clifford Street Between Henry Street and the Fisher Freeway Service Drive.**

Honorable City Council of the City of Detroit:

On behalf of my two (2) clients, IWH Real Estate Ventures, LLC, whose address is 200 Henry Street, Detroit, Michigan 48201, and IWH Emmaus, LLC, whose address is 2450 Cass Avenue, Detroit, Michigan 48201, I am writing as a follow-up to the meeting I attended on June 1, 2017 with respect to street vacation matters around Little Caesars Arena, particularly Henry Street and Clifford Street. In attendance was Ms. Emily Palacios, Esq., on behalf of ODM; Mr. Carl Rashid and his client, on behalf of Harry's Detroit Bar; Mr. Timothy Boscarino, on behalf of the City of Detroit; and myself, for my clients.

The purpose of the meeting was a request by the City Planning Commission to have the interested parties meet and determine if a cooperative resolution of open issues could be resolved. After the meeting's conclusion, it is safe to say a cooperative resolution was not reached. As a result, my clients have asked me to submit this letter as a clear understanding of their position on the street vacation issues at hand:

- (i) My client, IWH Real Estate Ventures, LLC, continues to support the two street vacation requests submitted in my letter dated April 11, 2017 to the Detroit City Council to: (1) vacate approximately 72.16 feet of Clifford Street situated between Sproat Street and Henry Street

(and the entire stretch between Sproat Street and Henry Street to the extent not already vacated); and (ii) vacate Henry Street situated between Clifford Street and Cass Avenue. The interested parties on both sides of the existing right-of-way in both of the foregoing instances are ODM and my client. We believe ODM and my client will be able to reach an agreement on how to treat this vacated area.

- (ii) My clients both continue to support ODM's request to vacate Henry Street from Woodward Avenue to the alley east of Clifford Street, and Harry's Detroit Bar's request to vacate Henry Street from the alley east of Clifford Street to Clifford Street. However, since my client has no interested real estate in these two requests, they cannot control its outcome. Regardless of whether all or only a portion of this stretch from Woodward Avenue to Clifford Street along Henry Street is vacated, my client, IWH Real Estate Ventures, LLC, still desires to have the portion of Henry Street described in (i) above from Clifford Street to Cass Avenue vacated.
- (iii) My client, IWH Emmaus, LLC, continues to support the vacation of Clifford Street from Henry Street to the Chrysler Freeway Service Drive. However, since there are three (3) land owners along this stretch (the same three involved in the foregoing requests) it may require all three (3) parties' agreement in order to complete the vacation. My client is willing to continue to work cooperatively with the parties involved to resolve any issue(s) that may be associated with the vacationing of this stretch.

The vacationing of all the areas above are in the best interest of the parties involved and will allow for private control of these areas over public, which my clients support. My clients and I will continue to attend any meetings, whether with the City in attendance, or in private, to resolve these matters, provided we are given notice. I also respectfully request that I be given notice (at the address or email above) by the City of Detroit of any City Planning Commission or City Council meetings in which all or some of these vacation requests will be discussed.

Respectfully submitted,

Law Office of David A. Goldberg, P.C.,



David A. Goldberg, Esq.

cc: Ms. Emily Palacios, Esq. (via email)  
Mr. Carl Rashid, Esq. (via email)  
Mr. Timothy Boscarino, AICP (via email)  
IWH Real Estate Ventures, LLC  
IWH Emmaus, LLC