



1330 S. Big Bend Blvd.
Richmond Heights, MO 63117

January 30, 2009

Dear Property Owner:

Since October 2008, the City Council has been working with Michelson on an agreement to provide Michelson more time to execute the Redevelopment Project while simultaneously providing adequate protection for the Hadley property owners and all other Richmond Heights taxpayers. To date, the City and Michelson have been unable to agree to terms. The City Council met recently to study alternatives for the Hadley Township Redevelopment Area. Michelson has not yet agreed to terms supported by a majority of the City Council, but there are several proposals being considered:

1. Amend the existing Michelson contract to allow a 2-year extension to purchase properties by December 2010. In this case Michelson would pay the owner-occupied residents an additional \$1,500 for the extension.
2. Amend the existing Michelson contract to allow Michelson to purchase the property north of Dale Avenue in 2009 and allow a 2-year extension to purchase the properties south of Dale by December 2010. In this case Michelson would pay the owner-occupied residents an additional \$4,500 total in three payments over the course of the 2-year extension.
3. In the event that the City is unable to reach agreement with Michelson, it could terminate the current Redevelopment Agreement and pursue a new redevelopment project and developer. The City would immediately work to draft a new request for redevelopment proposals. A Request for Proposal (RFP) will gauge market interest in the Hadley Township Redevelopment Area today.

The pressures of redevelopment in this area will not end just because of the temporary downturn in the economy or Michelson's inability to complete financing of their project at this time. City Council remains committed to comprehensive redevelopment of the Hadley Township Redevelopment Area. Regardless of who the developer is, it remains the City's goal to facilitate a quality, mixed-use redevelopment that will benefit the entire community and protects the Hadley property owners and all residents of Richmond Heights.

Please feel free to contact me or your District representatives should you have any questions or wish to express your concerns. The Council is diligent in sharing all written comments. The City Council's next regularly scheduled meeting is 7:30 p.m., Monday, February 2 in the City Council Chambers. They hope to make a decision at that time.

Sincerely,

Amy Hamilton
City Manager