

December 2, 2010

First Name Last Name  
Address  
City, State Zip Code

Dear Hadley Township Property Owner:

Please be advised that as a result of United Plaza, LLC's repeated failures to perform, the City's Master Development Agreement with United Plaza expired on Tuesday, November 30, 2010.

The City's goal for the Hadley Township Redevelopment Area since 2005 had been to attract a quality, mixed-use redevelopment that would benefit the entire City and be fair and respectful of the Hadley property owners and residents. To that end, the City had been working on a development proposals from United Plaza for over a year. Beginning this summer, United Plaza failed to meet a number of specific obligations in the Master Development Agreement, including proof of financial ability via escrow deposits by the developer. The City publicly expressed its concerns about United Plaza's ability to perform since that time. Many Hadley residents and property owners understandably asked the City to allow United Plaza more time to remedy their breach and default. As a result, the City took no further action to terminate until now. United Plaza took no steps to remedy their breach and default of the Master Development Agreement, and did not deposit the necessary funds required by the November 30 deadline.

The City is working to determine appropriate next steps in this economic climate that are in the best interest of the people of Richmond Heights. The City is reaching out to the development community to discuss development possibilities of City-owned properties along Hanley Road.

The City wishes to hear your input on the challenges facing the neighborhood. Please feel free to write to the Richmond Heights City Council to express your future plans and ideas. The City looks to the owners of properties within the Area to assist in the revitalization of the neighborhood in the months ahead.

Sincerely,

Amy Hamilton  
City Manager

cc: City Council