



**Royal Oak**  
**DOWNTOWN**  
**DEVELOPMENT AUTHORITY**

Meeting Date: 01/20/2015

211 Williams Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
downtownroyalok.org

MEMORANDUM

DATE: January 13, 2016  
TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY  
SUBJECT: **BUSINESS MARKETING COMMITTEE RECOMMENDATION**  
**5<sup>th</sup> & WILLIAMS SITE**

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The Downtown Development Authority, DDA has received a Letter of Interest, LOI from Jon Carlson (2 Mission) regarding the DDA's property at 5<sup>th</sup> & Williams; see attached documents. This property is currently a surface parking located east of the Bastone restaurant.

Members of the DDA's Business Marketing Committee, BMC (Directors Dunstan, Riley and Sophiea) met with Jon Carlson and Bob Sheldon on January 12, 2016 to discuss his LOI.

The BMC is recommending that the DDA Board approve a six (6) month exclusive exploratory period including the \$10,000 refundable deposit. All other items contained in the LOI (purchase price, parking etc.) would be subject to further discussions during the six month period.

As of this memorandum no other parties have expressed an interest in this site. The property has been marketed similar to the other downtown properties recommended for development by the Downtown Task Force.

If the board concurs with the committee's recommendation the following resolution is offered for consideration:

**Be It Resolved**, Jon Carlson (2 Mission) be selected as "preferred developer" of the DDA's 5<sup>th</sup> & Williams site and shall have until the DDA's meeting of July 20<sup>th</sup>, 2016 to explore and investigate the potential to develop a hotel on this site, and

**Be It Further Resolved**, staff shall be prohibited from marketing the site during this exclusive period, and

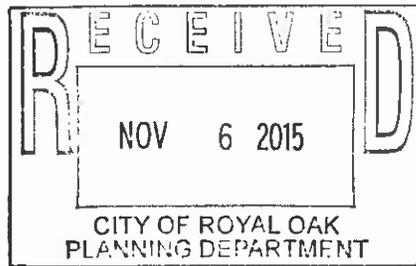
**Be It Further Resolved**, upon the expiration of this period, this resolution is rescinded and the DDA and Jon Carlson (2 Mission) shall have no obligations to each other with respect to the 5<sup>th</sup> & Williams site.

Respectfully Submitted,



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Timothy E. Thwing  
Executive Director  
Enclosure/attachment



11/6/15

Mr. Jay Dunstan  
Chairman  
City of Royal Oak Downtown Development Authority  
211 S. Williams Street  
Royal Oak, MI 48067

Mr. Timothy Thwing  
Director of Community Development  
City of Royal Oak  
211 S. Williams Street  
Royal Oak, MI 48067

Gentlemen,

On behalf of 2 Mission, we appreciate the time you have spent with us. Based on the discussions from those meetings, this letter outlines our interest in entering into an agreement with the Downtown Development Authority to obtain control of the surface parking lot bounded to the east by Williams Street and to the south by 5th Street.

As you know, our companies are primarily engaged in the business of developing and operating hotels and restaurants. We have successfully developed more than a dozen restaurants and over 250,000 sqft of office, residential and retail in last 20 years. It is our intent to develop a first-class hotel on this site. We are confident in our ability to perform on this project.

We ask for a six month exploratory option on the property with a \$10,000 refundable deposit. If we need additional time then we will ask that for one additional six month period the deposit goes hard.

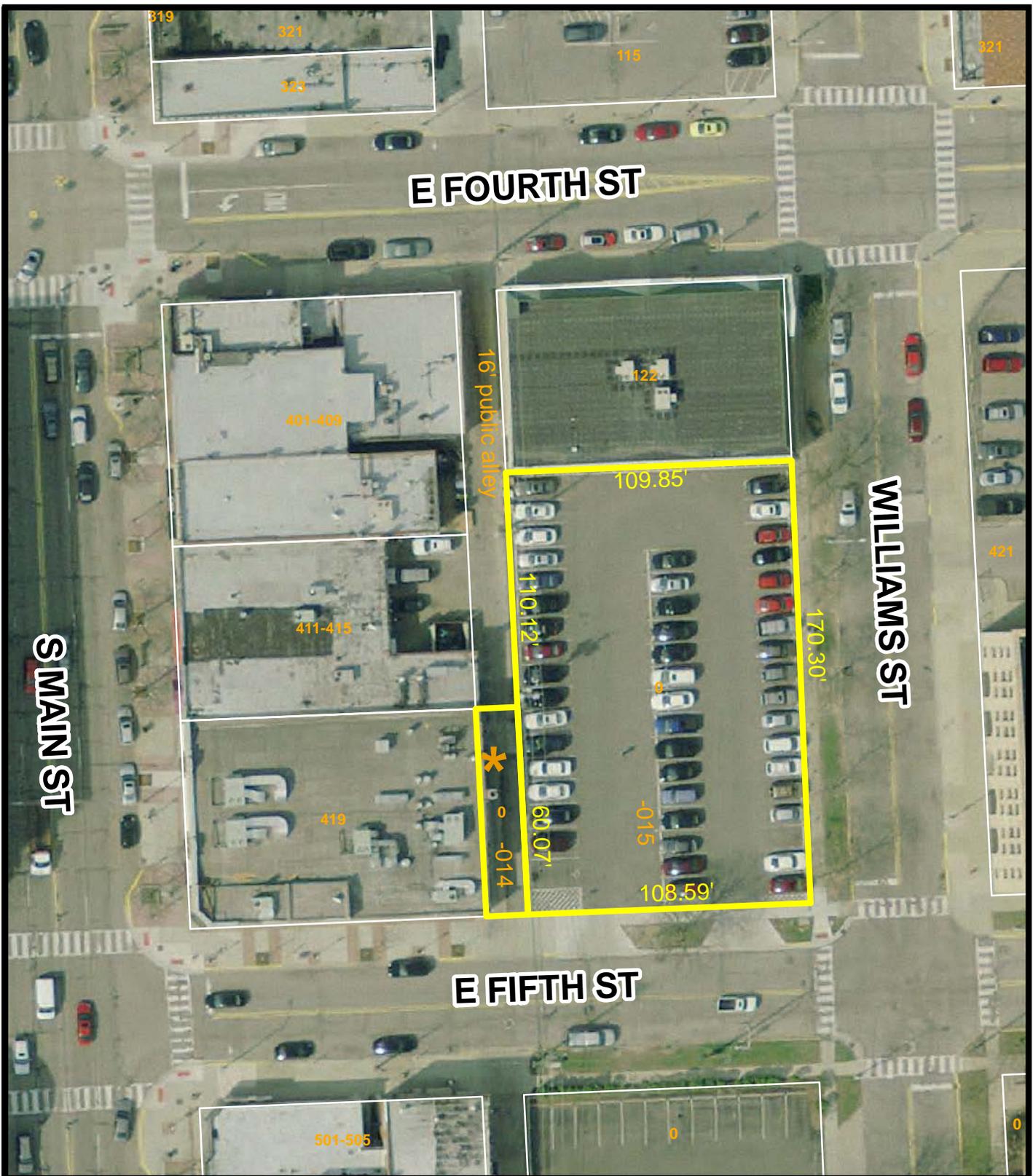
Purchase price of lot of \$1. We would add back the same number of parking spots and would offer these as valet for both hotel guests and the general public in the area. We truly believe that with the future growth of office space in Royal Oak that is important to have a hotel right downtown.

We appreciate your interest in having this site developed and look forward to continuing discussions with you. Please let us know the next steps toward our common goal of having this site developed.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Carlson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jon Carlson, 2mission design and development



Parcel Id: 72-25-22-108-015 & -014

Size: -015: 18,593 sq ft / 0.43 acres

-014: 1,280 sq ft / 0.02 acres

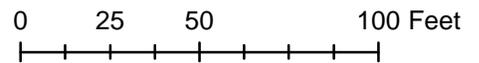
Owner: -015: Royal Oak Downtown Development Authority

-014: City of Royal Oak

Zoning: Central Business District

Current: ## standards parking spaces

## barrier-free "

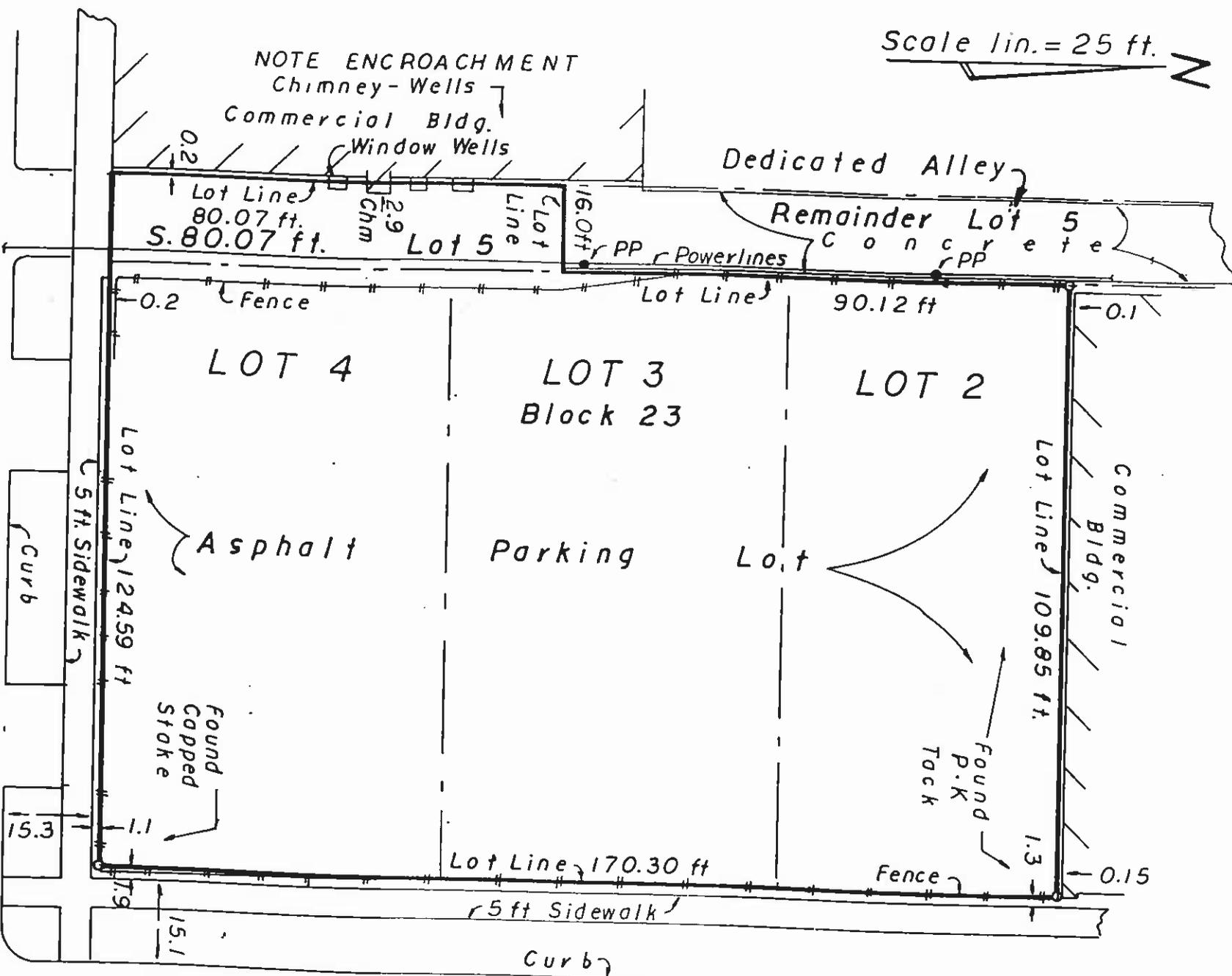


Created by: Royal Oak Planning Department  
 Creation date: November 12, 2013  
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 Department of Information Technology

Special Notes: \*  
 The building at 418 S Main St encroaches into -014. The businesses utilizes the public alley.



Scale 1 in. = 25 ft.



E. FIFTH STREET 69' WD.

S. WILLIAMS STREET 68' WD.  
37 ft. Asphalt Pvm't

37 ft. Asphalt Pvm't.



MORTGAGE SURVEY  
SHEET 2 OF 2

**GUARANTY SURVEY CO.**  
REGISTERED LAND SURVEYORS  
1029 SOUTH WASHINGTON  
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