

September 20, 2011

Mr. Kenneth Jendryka, Chair
Hospital Neighborhood Committee
c/o City of Marshall
323 W. Michigan Avenue
Marshall, MI 49068

Also Via email: Ken@MarshallRV.com

Dear Ken,

Thank you for attending the Downtown Development Authority/Marshall Main Street Board Meeting on Thursday, September 15, 2011. The DDA/MMS Board is committed to various means of economic development within and outside of the district and as such is naturally interested in the future success of Oaklawn Hospital.

Below is some background information providing a basis for this response to your meeting with us.

The DDA mission is *"to revitalize and sustain long-term economic stability for downtown businesses in order to provide an attractive place to shop, live and work while enhancing the historic identity of this community"*. Currently, the DDA operates as a Master Main Street Community and has been a Michigan Main Street Community since 2003 when the City of Marshall was awarded one of four grants in Michigan by the Michigan Economic Development Corporation. The Main Street Four Point Approach© is a unique preservation-based economic development tool that enables communities to revitalize downtown districts by leveraging local assets -- from historic, cultural, architectural to local enterprises and community pride. Main Street is a national movement led by the National Trust for Historic Preservation and includes over 2,000 communities.

The DDA/MMS Board acts as stewards of the downtown built environment and we believe that environment tells the story of our heritage and that it is an essential resource for economic development which defines the community of Marshall to residents, visitors, and potential investors alike. Locally, Marshall Main Street awards grants to downtown property owners through its facade improvement program, recipients of these grants are required to comply with the Secretary of Interiors Standards for Rehabilitation as alterations are made to structures in the district. In turn, as property values increase due to rehabilitation, DDA revenues will increase from tax capture. Due to the DDA's ongoing commitment to the role of preservation in downtown revitalization, we believe the proposed Development Agreement and Overlay District Ordinance are not adequate to protect the needs of the community and those properties included in the Overlay District.

The DDA/MSS board took no action on the current HNC Report. We did pass a unanimous Resolution that the HNC review and revise the Development Agreement to include language that will be enforceable by all interested and affected parties who will be impacted by the proposed Overlay District.

Sincerely,

Susan Damron, Chair

MFS/dmw

Cc: Eldon Vincent (via eldon@vincentlegal.com)
Susan Damron (via sdamron@schulersrestaurant.com)
Diane Larkin (via dlarkin@cityofmarshall.com)
Janet Ostrum ((via janet@bayberryhouseinteriors.com)