

June 16, 2011

RE: Masonic Temple

To David Corliss:

On behalf of our client, Consolidated Properties Inc., I would like to request the following assistance in the renovation of the Masonic Temple.

We are proposing to renovate the building to provide banquet and meeting spaces for Maceli's expansion. While the exterior will only need minor renovation, the interior will need more work to allow it to meet current building codes for occupancy.

This major renovation will include several ADA upgrades such as an elevator to provide access to each level of the building. In addition, we will be installing air conditioning, new electric service, and a complete sprinkler system. While we are prepared to do this work, we do however need the assistance of the city in a few key areas.

We are specifically asking the city to proceed with using the Neighborhood Revitalization Act for a period of 15 years. We would request a property tax abatement starting at year 1, with 95% abatement – reducing 5% each year through year 15.

We would request the city provide ADA access in the right-of-way by reconstructing the sidewalk.

Finally we would like the city to look at options to aid in the installation of a new water meter if one is needed, the associated tap fees, and the sprinkler system. As you know, this building was listed as a high priority prior to the grant program running out of money. As you noted maybe the city could reimburse the owners for this installation over time, or there could be some other arrangement to help share these costs. The estimated cost of the sprinkler system is 70,000.00. Please let us know what options we have.

We are very excited about bringing this building back to life and appreciate the City's efforts to assure this project will move forward.

We look forward to discussing this with you and your staff at your earliest convenience. Due to summer schedules and the need to get started in a timely manner we would like to shoot for the July 12th city commission meeting to discuss this item.

Respectfully,



Paul Werner