

Alice,

Thank you for the opportunity to respond to the comments made by Mr. Singer. The taxes for those LLC's mentioned by Mr. Singer have been or are being paid, and may not yet be posted. The property tax structure put in place by the City and County allows property owners to pay property taxes late with a fee. However, none of our properties have ever been subject to tax foreclosure, which is a critical distinction. I don't fault Mr. Singer for bringing this issue to light, as he has every right to as a concerned citizen, but unfortunately he has made these comments without proper foundation. Each of the issues he mentioned either has already been resolved or is currently being resolved. With regard to the State sales tax lien, this was from a partnership in which I was the Managing Member but not involved in the business operation. An agreement has already been reached with the State of Michigan for that tax to be paid in full.

Lastly, the City Pulse libel suit was related to an article published that named delinquent tax payers. A partnership of which I was a member was one of the tax payers. Rather than naming the corporation-owner of the building as the article did with other delinquent properties, City Pulse named me personally, even though the corporation at issue had assets, i.e., it was not a shell company. I don't fault the City Pulse for reporting on the taxes, I simply disagreed with the way the article was written. The City Pulse is a good informative publication, but we all have the right to pursue legal remedies when wronged, and I chose to take action by filing the referenced lawsuit. Ultimately, the court decided in City Pulse's favor. It should also be noted that the property taxes related to the City Pulse article were paid in full and did not involve any foreclosure action.

The reality is that Lansing – like the rest of the nation – suffered major losses, business closings, and vacancies during the economic downturn, and the downturn had a dramatic negative effect on real estate owners. A loss of tenants requires property owners like myself to make certain

business decisions and in my case involved deciding to pay property taxes late with a penalty.

The bottom line is that my companies own property and businesses in East Lansing, like many business owners do. It's not always easy to make ends meet when there is a decline in business. I can confidently say that everyone reading this article has battled with budget issues before, especially during the economic downturn. That is simply part of being in business. In my case I managed to solve budget issues and continue operating the businesses that employ over 200 people in East Lansing. Others in the East Lansing market were not so fortunate. I can name several businesses in East Lansing that were forced to close their doors because of the decline in business and a dozen more in East Lansing that are currently having financial problems but are also trying to solve those problems with creative financing to keep their doors open.

I presented the project to East Lansing because I believe in the direction the City Manager, Mayor, and City Council are leading East Lansing. Regardless of the negative comments, which everyone has the right to, I want to see East Lansing succeed and mirror other successful university and college towns across the country like Ann Arbor, Madison, and Columbus, just to name a few. With the increase in development, all business owners will benefit from an increase in people within the downtown area, which translates to an increase in dollars spent in the local businesses. The project currently under construction by Harbor Bay, the recently approved project by Convexity, and other projects coming will only strengthen our local economy.

The Royal Properties project, in which I am a minority partner, was recently presented to the DDA to share preliminary information with the Board. The development is headed by Royal Properties and will involve an investment of over 100 million dollars. After we ultimately submit full plans to the East Lansing Planning Commission and City

Council, the time will be ripe to discuss financing as a condition of site plan approval. The City Council is doing a great job in leading East Lansing to a successful future and I'm excited to be a part of its progress.