

## Community Center Due Diligence

1. Landis Gyr Building
  - a. Define Community Center
  - b. Private/public partnership
  - c. City Staff/Costs
  - d. Infrastructure grants with Region Five
  - e. City sewer/water hook up
  - f. Transportation options
  - g. Housing/Fitness amenities
  - h. Roads/Trails
  - i. School Partnership
  
2. Second sheet of Ice with fitness component
  - a. Define Community Center
  - b. Private/public partnership
  - c. Tourism increase
  - d. Infrastructure
  - e. Grant funding with Region Five and Sourcewell
  - f. Roads/Trails
  - g. School Partnership
  - h. City Staff/Costs
  
3. Breezy Point Community Center
  - a. Define Community Center
  - b. Costs associated with building without partnership
  - c. City Staff/Costs

Angel,

As a representative of the Landis & Gyr property (as an agent of), we are in full support of the City of Breezy point furthering its efforts to conduct the necessary due diligence on the property to determine suitability to meet the needs of the city and surrounding community members at large.

We are also in full support of a Public and/or Private relationship whereas a private investor acquires the property and the City (in some or all capacity) occupies the property for its needs. We are also in full support of the City pursuing an acquisition of the property.

We appreciate your personal efforts as the Mayor of Breezy Point looking out for the best interests of the community to create and provide a public space that serves all community members, especially those with the most needs -such as young /growing families that want to make the area their long-term home. However, the property should meet the needs of all community members, and I believe your vision accomplishes it all.

**Garrett Farmer**

Managing Broker

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Mayor Zierden and Council,

I am writing a letter of support for Mayor Zierden and the due diligence for exploration of a public/private partnership with the City of Breezy to provide the residents and surrounding communities with a potential community center. I am an active local investor and developer, who understands the importance of embracing ideas and finding new ways to partner to reduce not only construction costs, but operational costs as well resulting in cost savings to the taxpayers. It is my understanding that due diligence has never been done, so this is a great opportunity to finally do so. I am looking forward to working with you all on any projects that would benefit the community.

Sincerely,

Derrick Taylor

Seeltay LLC

Good afternoon Mayor Zierden,

I would like to provide a summary of my vision for the Redevelopment of the Landis Gyr Property. I foresee the existing building becoming multi-family and multi-use Amenities for the Property and the Greater Breezy Point and Pequot Lakes Community. Additionally, New Construction would expand on both the Multi-Family and Amenities which would include Transit, Laundry, Fitness, Multi-Use/Meeting Spaces, and Childcare to ultimately create a Multi-Family Community with several different size domiciles to accommodate many demographics, from young families to retired seniors. As you know, infrastructure is one of the largest obstacles for this plan, and I look forward to discussing the possibility of making the necessary improvements so that this Redevelopment may become a reality. Please let me know if you have ANY questions or need any other information at this time.

Best regards,

Local Private Investor