Nelson, Toni (LARA)

From: [redacted]
Sent: Friday, April 08, 2016 9:59 AM
To: BCC OLS&R
Subject: rebuttal re. Docket#15-AP-3

Dear Commissioners , I have reviewed the letters from the people who are objecting to this annexation , and there are common themes with most of them. So I would like to address some of these concerns. First is the loss of property value , as a real estate Broker ,currently and actively working in the City,County and Townships of Lapeer and have been for 38 yrs. , I can say with certainty that this project would have NO ill effect on the properties west of this development . And would have a strong positive effect on all the properties on East side of the development (those prop. on M-24) . The next area of concern seems to be traffic on Baldwin Rd., the owners would have no problem having access from M-24 only as shown on plan that was sent with first letter. And finally and probably most important is the Employment & Economic growth that would come to our community not just the City ! The benefits in paychecks would be in the area $1,000,000.++ annually , and of course the first 2 years could be as high as $2,000,000.annually because of construction workers, engineers , etc. . And the tax base would be a fantastic benefit to Lapeer schools , City of Lapeer , County of Lapeer and to all of the residents and property owners !! The plus's go on & on and not just for a short time , but for many years to come . And one area that is forgone positive is more employment mean more home sales , which means positive economic growth in the residential home market !!! And in closing this project is targeting high end commercial, Banks, Credit Unions, Sit down restraunts and of course a 60 unit Assisted Living Community with a 7000 sq.ft. memory center which acts as a great buffer from commercial to residential properties to the west . And in closing one last area is the availability high capacity sewer and water lines and Police protection, which we found out that only the city can provide ! Thank You for your time in reviewing this Great and Positive Development . Peter W. Lucia , Associate Broker for : PWL Reaty & MGMT. LLC and Greater Lapeer Realty LLC