

MHB

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March 6, 2007

Honorable Louise E. Schilling
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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CITY OF TROY
CITY MANAGER'S OFFICE**RE: Caswell Town Center**

Dear Mayor Schilling

As the days get longer and we make the preparations for the construction of the Caswell Town Center project I think that it is important to let you know what has taken place over the past 4 years to get this tremendous project to the point it is at today. All of which would not have been possible without the help of the staff and officials of the City of Troy.

In May of 2003 we presented informally the first of fifteen plans to Planning staff and Carlyle Wortman. Over the next 12 months we went back and forth with revisions. During this time we grew impatient, but pleased with the progress and input from the City of Troy staff. After this we spent many late evenings with the Planning Commission and staff in study sessions perfecting the plan. Ultimately the plan was approved.

Although we were frustrated at times, the Planning Commission, staff and Mr. Carlyle pushed in directions that we did not think were possible. They forced us to think in different ways that have resulted in this excellent project. Without their continued enthusiasm and goal towards a first class project we might have not been blessed with such an excellent outcome.

I think you should be proud of Mr. Savidant and Mr. Miller for their efforts in this regard. The City of Troy has been well served by them and the entire Planning Department, as well as Carlyle and Wortman and Associates. The Planning Commission, led by Mr. Strat has also had a great impact on this project.

Often times as a developer you try to put the most square footage, and density on the property to produce the most income. In this instance I feel that we have created a unique project that meets the intent of the PUD and will meet the economic expectations for us. This to me is a winning situation for both the Michigan Home Builders Company and the City of Troy. This project is a true example of what a developer can accomplish when

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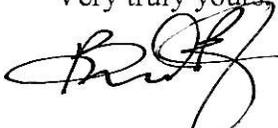
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Pg. 2- Caswell Town Center

gifted with a talented planning department, an open mind, and a mission of meeting each others goals.

You are gifted with a talented Planning Department, and the progress of Troy will be well served by their future efforts. Michigan Home Builders has enjoyed success with all of the projects it has developed in the City and looks forward to making this project another Troy success story. We have began work on the site, and with some cooperation from the weather, expect to make great progress, with goal of having the businesses open by late summer, early fall. If at anytime you or any of the City Council wishes to stop by or get the reports on the current progress do not hesitate to call.

Very truly yours,



Brad Byarski