



April 8, 2010

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

RECEIVED

APR 12 2010

CITY OF TROY
CITY MANAGER'S OFFICE

Dear Mayor Schilling:

The Postal Service is facing the most critical period in its history. With the economic downturn and increased diversion to the Internet, mail volumes have dropped precipitously. Even when the economy recovers, mail volume is not expected to return to previous peak levels.

As a self-supporting government agency that receives no tax dollars for its operating expenses, the Postal Service must rely on the sale of postage and products and services to generate revenue. In the face of unsustainable deficits due to a drastic decline in mail volume and resulting loss of revenue, the Postal Service must seek ways to cut costs and reduce the size of its infrastructure.

The decline in mail volume, advances in mail processing technology, and a decline in retail window transactions has resulted in an excess capacity of workroom floor and retail lobby space. We believe we have developed an innovative solution to address the need to collapse our infrastructure while continuing to provide customers with excellent mail service and convenience access to retail products and services.

It involves putting Post Office buildings up for sale, leasing less space in the building from the buyer, or in a building nearby, for retail lobby operations and relocating carriers to a neighboring Post Office with excess workroom floor capacity. This solution allows us to make optimal use of our Post Office network, reduce operating costs, generate additional revenue to cover operating costs and capital improvements and provide local municipalities with additional property tax revenue.

The Troy, MI Main Post Office located at 2844 Livernois Road is a candidate for this innovative solution. Our plan is to sell this building with the stipulation that we can continue to provide retail counter services in the same building or at a new location nearby. We would lease approximately 6,500 square feet from either the building purchaser or a lessor/owner of another location in the immediate area.

If the sale goes through, nothing will change from our customer's perspective. If we can find a buyer who accepts the conditions for the sale, Troy postal customers will continue to purchase stamps, mail and ship packages or rent Post Office boxes in the same building or at another location close to the current Post Office. We will continue to provide excellent mail delivery to residents and businesses.

If you have any questions concerning our plan to optimize our facilities network please contact Marla J. Larsen-Williams of the Great Lakes Facilities Service Office at 630/295-6289.

Sincerely,

Karen E. Schenck
Karen E. Schenck
District Manager

2351 BELLINGHAM DRIVE
TROY, MI 48083-9998
(248) 524-6700 / FAX (248) 524-6701

VISIT US @ USPS.COM

**SITE DISPOSAL/DEVELOPMENT ANNOUNCEMENT
NOTIFICATION OF UNITED STATES POSTAL SERVICE PROJECT**

TO:

RECEIVED

PROJECT NAME: **TROY, MICHIGAN
MAIN POST OFFICE**

APR 12 2010

See Attached List

CITY OF TROY

PROJECT NUMBER: **J40124**

FINANCE/SUBLOCATION NUMBER: **259380-G01**

PROPOSER: **CITY MANAGER'S OFFICE**
United States Postal Service
Great Lakes Facilities Service Office
62 Stratford Drive
Bloomington, IL 60117-7000

RESERVED FOR CLEARINGHOUSE INTERNAL COMMENT:

TYPE OF ACTION(S):

- New Facility – Postal Owned
- New Facility – Postal Leased
- Acquisition of Land/Building
- Lease of Land/Building(s)
- Disposal/Development of Property
- Use Change
- Lease & Renovate Existing Bldg
- Environmental Issue
- Other (Explain)

DESCRIPTION OF ACTION(S):

The United States Postal Service plans to sell the subject building located at 2844 Livernois Road Troy, MI 48099

As part of this action, the United States Postal Service will retain a retail presence in the community either by leasing back a portion of the subject property at time of sale or relocate to a new location within the immediately area.

ESTIMATED PROJECT SIZE:

Building Size: 30,278 square feet

Site Size: 112,341 square feet

PROJECT SCHEDULE:

Start: 03/10/2010

Estimated Completion Date: 04/30/2012

NEXT SCHEDULED PUBLIC ACTION:

Placing property on the market for sale.

RESPONSE DEADLINE TO THE UNITED STATES POSTAL SERVICE IS 60 DAYS.

Deadline Date: June 8, 2010

This notification is sent in accordance with USPS policy to voluntarily comply with the Intergovernmental Cooperation Act of 1968 (31 U.S.C. 6501) which provides for cooperation with federal, state, local and area planning agencies in the development of facilities.



Marla J. Larsen-Williams, Real Estate Specialist
 Great Lakes Facilities Service Office
 62 Stratford Drive, Bloomington, IL 60117-7000
 Telephone: 630/295-6289
 Email: marla.j.larsen-williams@usps.gov

Date: April 9, 2010

DISTRIBUTION LIST

Single Point of Contact	Richard Pfaff Southeast Council of Governments 535 Griswold, #300 Detroit, MI 48226-3602 Telephone: 313/961-4266
General Services Administration	Erica Bradbury, GSA Great Lakes Region (R5) 3324 230 S. Dearborn Street Chicago, IL 60604 Telephone: 312/886-7876 E-mail: erica.bradbury@gsa.gov
State Historical Preservation Officer	State Historic Preservation Officer Department of History, Arts and Libraries P.O. Box 30740, 702 W. Kalamazoo Street Lansing, MI 48909-8240 Telephone: 517/373-1630
Mayor	Mayor Louise E Schilling City of Troy 500 W Big Beaver Troy, MI 48084

UNITED STATES POSTAL SERVICE

District Manager, Southeast Michigan District	Karen E. Schenck, District Manager 320 Martin Street Birmingham, MI 48009-9000 Telephone: 248/594-4100
Manager Post Office Operations	Gabe Viviano 2351 Bellingham Drive Troy, MI 48083 Telephone: 248/524-6706
Postmaster	Richard Gauthier 2844 Livernois Road Troy, MI 48099
Great Lakes Area, Corporate Relations	James Mruk, Manager - Corporate Relations Center Telephone: 630/539-6565 Timothy Ratliff – Corporate Communications Telephone: 630/539-6555 244 Knollwood Drive, 4 th Floor Bloomington, IL 60117-9641
Government Relations	Sheila Meyers, Manager 475 L'Enfant Plaza, SW – Room 10804 Washington, DC 20260-3500 Telephone: 202/268-2353