

JAG BRIARWOOD, L.L.C.

Ann Arbor City Planning Commission  
301 E Huron  
Ann Arbor, MI  
July 10<sup>th</sup>, 2023  
Re: 3945 S State – SP22-002

Dear Commissioners,

I write on behalf of JAG Briarwood, L.L.C., the owner of 3945-3957 State Street, Ann Arbor.

As is known, a Jimmy Johns restaurant is located on the front portion of the property while a vacant building is located in the back of the property, furthest away from State Street. We have been attempting to lease the back property for approximately 5 years unsuccessfully. As it has become apparent that the building is vacant, more and more people have vandalized the building, left garbage on the property and used the property as a random parking lot for potentially nefarious activities. As such it has become more and more cumbersome, time consuming, and expensive for us to maintain the property.

Neighbors regularly ask us what is going on with the property indicating the building is highly visible and "it is not a good look" to have an empty building located so close to them. As it is well known, construction is taking place around the property with a number of hotels being built next door and nearby.

It is in everyone's best interest that this building not be boarded up. We have continued to maintain the location even without any revenue being generated by the building. We have never sought a property tax abatement even though the property is clearly over taxed as it currently sits.

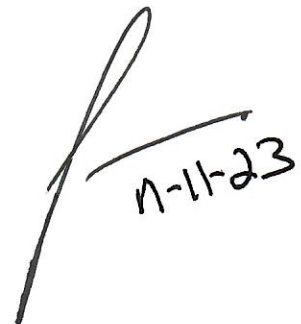
Our request to have the building modified, at our significant cost, is clearly a request to allow us to create a more leasable building in the face of changing demands in the retail sector. I would think it would be to our benefit, our neighbors' benefit and the City's benefit to have a leased building at this location.

One thing that is clear, we cannot continue to incur the costs associated with a vacant building. If the building remains vacant, we will have no choice but to board it up to protect our investment. Obviously, we would also need to seek property tax relief.

I hope the City is willing to work with us to make this location mutually beneficial.

I say as sincerely as I can, it would be to all of our benefit.

Gary Schwarcz

A handwritten signature in black ink, followed by the date "7-11-23" written in a similar style.

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January  
30, 2023

JAG Main LLC  
Jack Schwarcz  
7449 Collins Ave, #4301  
Miami Beach, FL 33140

RE: 3949-3957 S State St., Ann Arbor, MI  
Parcel #: 09-12-09-301-012

Dear Mr. Schwarcz,

As you are aware I have been actively marketing your vacant retail property located at 3949-3957 S State Street for lease since July 2018.

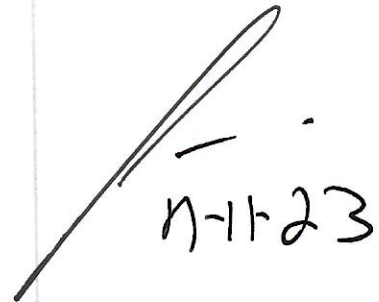
The location is great but there are challenges that include limited parking (this is not a walkable area of town so customers will drive to this location), and building frontage is a challenge (with Belle Tire and Tim Horton's blocking some of the exterior visibility). As you know, over the last four years, I have not received a letter of intent or lease agreement on the available spaces, and there has been little interest of any kind.

I have been working in commercial real estate for over 30 years and have done hundreds of transactions, including multi-family, retail, and redevelopment projects. In my opinion stand-alone retail has changed dramatically in the last few years due to Covid and the office workforce staying home. Downtown Ann Arbor retail is a different story as there the market is stable, due to the University, high foot traffic, and a population looking for an in-person experience. Outside of downtown, and especially on highly traveled thoroughfares, there is a desire on the part of both consumers and retailers for quick-service establishments with a drive-through.

Your property's location and lot size with its extensive depth would be best served by a drive-through business. This amenity would more than offset the challenges listed above. If your property had a drive-through I am confident I would obtain a lease agreement quickly.

Sincerely,

Jim Chaconas, CCIM



Handwritten signature and date: 11-11-23