



CITY OF PONTIAC
OFFICE OF THE EMERGENCY MANAGER
LOUIS H. SCHIMMEL

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Dated: March 22, 2012

ORDER NO. S-168

RE: Denial of Request to Establish a Commercial Rehabilitation District

TO: Sherikia Hawkins, City Clerk
Triple Investment Group, LLC

The Local Government and School District Fiscal Accountability Act (Public Act 4 of 2011) in Section 17(1) empowers an Emergency Manager to issue the orders the Manager considers necessary to accomplish the purposes of the Act and any such orders are binding on the local officials or employees to whom they are issued. Section 19(1) provides that an Emergency Manager may take on one or more additional actions with respect to a local government in receivership: (dd) Exercise solely, for and on behalf of the local government, all other authority and responsibilities of the local government of the chief administrative officer and governing body concerning the adoption, amendment and enforcement of ordinances or resolutions of the local government... (ee) Take any other action or exercise any power or authority of any officer, employee, department, board, commission, or other similar entity of the local government, whether elected or appointed, relating to the operation of the local government. The power of the emergency manager shall be superior to and supersede the power of any of the foregoing officers or entities...; and 19(2) ...the authority of the chief administrative officer and governing body to exercise power for and on behalf of the local government under law, charter, and ordinance shall be suspended and vested in the Emergency Manager.

WHEREAS, Act 210 of 2005 (MCL 207.841 et seq) permits the City of Pontiac ("City") to establish a Commercial Rehabilitation District; and

WHEREAS, Triple Investment Group LLC filed an application for a commercial rehabilitation exception certificate for property known as the Silverdome located at 1200 Featherstone, Parcel No. 14-27-200-006, Pontiac, Michigan; and

WHEREAS, as Emergency Manager I held a public hearing on March 15, 2012, based upon proper notice to receive comments from interested parties.

WHEREAS, as the applicant submitted the attached document to justify the request for the establishment of the district.

THEREFORE, I determined:

That it would not be in the best interest of the City to establish a Commercial Rehabilitation District within the City pursuant to MCL 207.841 et seq for the following described property:

Part of the Northwest 1/4 of Section 26 and Northeast 1/4 of Section 27, T3N, R10E, City of Pontiac, County of Oakland, State of Michigan, described as follows:

Beginning at the Northwest corner of said Section 26, said point also being Northeast corner of said Section 27; thence N.88°20'00"E (recorded as N.88°19'35"E.) along the Northerly line of said Section 26 and centerline of Featherstone Road (right-of-way varies), 408.67 feet to a point on the Westerly right-of-way line of Opdyke Road (120 feet wide); thence S.15°23'37"W. along said right-of-way line, 836.31 feet to a point of curvature; thence 1030.93 feet along said right-of-way line and along an arc of a curve to the left (radius 5789.58 feet, internal angle 10°12'09", long chord bears S.10°17'32"W., 1029.57 feet) to the Northerly right-of-way line of M-59 expressway; thence the following six (6) courses and distances along said expressway right-of-way line: (1) S.47°59'25"W., 180.31 feet, and (2) S.66°30'25"W. (recorded as S.66°30'29"W.), 130.03 feet, and (3) N.87°00'08"W., 200.00 feet, and (4) S.50°58'50"W., 703.79 feet, and (5) S.83°34'30"W., 268.87 feet, and (6) N.86°00'23"W., 1140.25 feet (recorded as 1140.27 feet) to Easterly right-of-way line of Grand Trunk Western Railroad (G.T.W.R.R.); thence N.02°22'58"W. (recorded as N.02°23'21"W.) along said right-of-way line, 2058.11 feet; thence N.88°00'07"E., 224.75 feet (recorded as 225.00 feet); thence N.02°23'21"W., 220.00 feet to a point on the North line of said Section 27 and centerline of said Featherstone Road, said point being distant N.88°00'07"E. along said North line of Section 27, 374.73 feet from North 1/4 corner of said Section 27; thence N.88°00'07"E. along said section line, 602.16 feet; thence S.01°59'53"E., 60.00 feet to a point on the South line of said Featherstone Road (120 feet wide); thence N.88°00'07"E. along South line of said Featherstone Road and a line distant 60.00 feet from and parallel to said section line, 511.00 feet; thence N.01°59'53"W., 60.00 feet to a point on the North line of said Section 27 and centerline of said Featherstone Road; thence N.88°00'07"E. along the North line of said Section 27 and centerline of Featherstone Road, 1160.21 feet to the point of beginning.

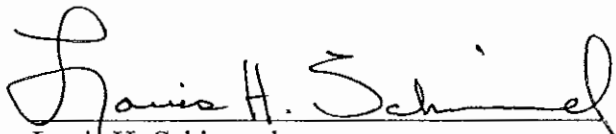
Containing 5,697,685 square feet or 130.801 acres of land and being subject to all restrictions of the record.

IT IS HEREBY ORDERED that a Commercial Rehabilitation District is not established for the above-described property and that a copy of this Directive be provided to the applicant.

The Order shall have immediate effect.

Copies of the documents referenced in this Order are to be maintained in the offices of the City Clerk and may be reviewed and/or copies may be obtained upon submission of a written request consistent with the requirements of the Michigan Freedom of Information Act and subject to any exemptions contained in that state statute and subject to any exemptions allowed under that statute (**Public Act 442 of 1976, MCL 15.231, et. seq.**).

This Order is necessary in order to carry out the duties and responsibilities required of the Emergency Manager as set forth in the **Local Government and School District Fiscal Accountability Act (Public Act 4 of 2011)** and the contract between the State of Michigan and the Emergency Manager.

A handwritten signature in black ink, reading "Louis H. Schimmel". The signature is written in a cursive style with a large initial "L" and a long horizontal stroke at the end.

Louis H. Schimmel
City of Pontiac
Emergency Manager

cc: State of Michigan Department of Treasury
Mayor Leon B. Jukowski
Pontiac City Council