

Dexter, Michigan
Downtown Development Authority

MEETING NOTICE

APRIL 17, 2013
7:30 AM

DEXTER SENIOR CENTER
7720 ANN ARBOR STREET
DEXTER, MICHIGAN 48130

Note: Meeting is now being held on the third
Wednesday of each month.

Dexter Downtown Development Authority

Meeting Agenda
April 17, 2013 <> 7:30 AM
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

1. Call to Order:
2. Roll Call

Bellas, Rich	Brouwer, Steve	Covert, Tom
Darnell, Don	Finn, Doug	Jones, Carol
Keough, Shawn	Lundy, Dick	Model, Fred
O'Haver, Dan	Schmid, Fred	Willis, Randy
3. Approval of Minutes from the Regular March 20, 2013 and Special March 28, 2013
4. Approval of Agenda:
5. Pre-arranged Audience Participation: None
6. Non-Arranged Citizen Participation:
7. Treasurer's Report: **SENT IN SEPARATE EMAIL**
 - a) Invoices: Scott Munzel \$313.50 – ASTI \$1,650
DTE paid to avoid late fees, total due: \$39.58 paid on April 12, 2013

Total Invoices for April: \$2,003.08
 - b) Approval of Treasurer's Reports- March
 - c) Review Draft 2013-14 Budget
 - d) Review Forecast- Continue to Evaluate Capital Improvements Project Priorities

8. Correspondence / Communications:

- a) Water Well Abandonment Report

9. Action Items:

- a) Consideration of: Jim Chaconas' Exclusive Listing Agreement dated March 25, 2013
 - Minimum Commission \$20,000. This represent a selling price of around \$340,000
 - Listing Period through June 30, 2014

10. Discussion and Updates:

a)3045 Broad Street Redevelopment

- Capping Activity Completed as of April 11, 2013. A report from ASTI confirming that the capping activity was performed properly will be provided.
- Next Redevelopment Team Meeting 4-17-13 at 4:00p.m.

- b) Joint DDA/Village Council Meeting- Proposed date prior to a regular Council meeting at 6:00 p.m. on Monday, May 13, 2013.

11. Village President

12. Chairman's Report:

Items for May Agenda:

-
-

13. Non-Arranged Citizen Participation:

14. Adjournment

Dexter Downtown Development Authority

March 20, 2013 <> 7:30 AM

Dexter Senior Center

7720 Ann Arbor Street

Dexter, MI 48130

MINUTES

1. Call to Order: Called to order at 7:31 by Chairman Steve Brouwer.

2. Roll Call

Bellas, Rich	Brouwer, Steve	Covert, Tom -ab
Darnell, Don	Finn, Doug	Jones, Carol
Keough, Shawn	Lundy, Dick-ab	Model, Fred-ab
O'Haver, Dan-ab	Schmid, Fred	Willis, Randy

Also in attendance: Donna Dettling, Dexter Village Manager.

3. Approval of Minutes from February, 27, 2013: *Motion by Randy, second by Fred S to approve the minutes of February 27, 2013 as presented. Motion carries.*

4. Approval of Agenda: *Motion by Randy, second by Doug to approve the agenda as presented. Motion carries.*

5. Arranged Audience Participation: None

6. Non-Arranged Citizen Participation: None

7. Treasurer's Report:

a) Invoices: Village of Dexter invoice 13-0000184 for \$7,500; Scott Munzel invoice 979 for \$957; ASTI invoice 22469H for \$2,250.00; and DTE for gas & electric for \$2,630.95 (pre-paid on March 11, 2013 to avoid late fees) for a total of \$13,,337.95. *Motion by Doug, second by Randy to pay the invoices in the amount of \$13,337.95. Motion carries.*

b) Approval of Treasurer's Reports - February *Postponed until next meeting due to absence of Treasurer.*

c) Review Forecast – Continue to evaluate Capital Improvements Project Priorities

8. Correspondence / Communications:

a) Indoor Air Sampling Report – February 2013. *Will go ahead with the May reading in May*

b) Proof of Publication of the 2012 Annual Report

9. Action Items:

a) Consideration of purchase of .34 acres on Baker Road. *Motion by Don, second by Doug to defer a vote on this item. Motion carries.*

b) Request from Tupper Properties. *Motion by Don, second by Randy to not issue the requested letter at this time and ask for a copy of the appraisal. Motion carries.*

10. Discussion Updates:

a) 3045 Broad Street Redevelopment

- Redevelopment Team Meeting 3-13-13 – Review Draft Minutes. *Updates include Jim Chaconas suggestion to list and market the property rather than do a RFB; look to DTE for screening of substation and/or moving the substation to the east; and look to MEDC for programs and incentives for re-development.*
- Review Draft Demolition Bid Document. *Suggestions to get an idea of what is involved in the demolition and all of the options for demolition; and questions were raised on the insurance factor on the property.*

b) Joint DDA/Village Council Meeting. *Will get some dates via email and location.*

11. Village Reports:

a) President - *Shawn reported that the next Town Hall Meeting will be held on Saturday, April 27 at 12Noon at the Library for the purpose of discussion of the upcoming referendum election on May 7 regarding cityhood. Shawn also distributed a copy of an idea of replacing lost parking along Broad Street for the Willis property that would pull the parking closer to the building. Will look to OHM for a cost estimate.*

b) Staff Support Update – None

12. Chairman's Report:

Items for the April Agenda – Draft of Budget, Preview Forecast, Review Parking Study

13. Non-Arranged Citizen Participation: None

14. Adjournment: *Motion by Fred S and second by Don to adjourn the meeting at 8:30 AM. Motion carries.*

Respectfully submitted, Carol Jones Secretary

Dexter Downtown Development Authority

March 28, 2013 <> 7:30 AM

Dexter Senior Center

7720 Ann Arbor Street

Dexter, MI 48130

SPECIAL MEETING MINUTES

1. Call to Order: Called to order at 7:30 by Chairman Steve Brouwer.

2. Roll Call

Bellas, Rich	Brouwer, Steve	Covert, Tom
Darnell, Don	Finn, Doug	Jones, Carol
Keough, Shawn	Lundy, Dick-ab	Model, Fred-ab
O'Haver, Dan-ab	Schmid, Fred-ab	Willis, Randy

Also in attendance: Donna Dettling, Dexter Village Manager.

3. Non-Arranged Citizen Participation: None

4. Action Items:

a) Consideration of Authorizing the Village Manager to sign IRS Form 8283 and required letter to acknowledge receipt of property located at 3045 Broad.

Motion by Randy, second by Don to authorize the Village Manager to sign IRS Form 8283 and the required letter to acknowledge the receipt of property located at 3045 Broad Street. Motion carries.

5. Non-Arranged Citizen Participation: None

6. Adjournment: *Motion by Don and second by Rich to adjourn the meeting at 7:37 AM. Motion carries.*

Respectfully submitted, Carol Jones Secretary



*Investigation • Remediation
Compliance • Restoration*

10448 Citation Drive, Suite 100
Brighton, MI 48116

Mailing Address:
P.O. Box 2160
Brighton, MI 48116-2160

800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

March 20, 2013

Ms. Donna Dettling
Village of Dexter
8140 Main Street
Dexter, MI 48130

*RE: Water Well Abandonment at 3045 Broad Street, Dexter, MI
ASTI Project No. 3-6555*

Dear Donna:

ASTI Environmental (ASTI) was retained to provide oversight of the water well abandonment at 3045 Broad Street, Dexter, Michigan. The water well was not being used and needed to be properly abandoned according to local and state regulations.

The water well was installed on October 6, 1982 by Ann Arbor Well Drilling, Inc. to a total depth of 73 feet below ground surface (bgs). The well was screened between 63 and 73 feet bgs and was historically utilized for machine cooling for DAPCO Industries. The water well was believed to have last been used in the mid-1980s.

On March 6, 2013, Cribley Drilling Company, Inc. (Cribley) of Dexter, Michigan was on the Property to abandoned the water well. Prior to starting the field work and in accordance with the February 13, 2013 Section 7a Compliance Analysis (Due Care Plan), Cribley was notified of the existing contamination on the Property and required to sign an Impacted Soil/Groundwater Notification Form (Attachment A). As it was unknown if the well was capped and plugged on the interior of the building, ASTI and Cribley completed an inspection of the interior of the building to determine if the well discharge line was capped. One potential well discharge line was observed and capped with concrete in the building. Cribley removed the cap of the well and the submersible pump, electrical wiring, pitless adaptor spool, check valve, and drop pipe were removed from the well. Following removal of the drop pipe, a tremie pipe was lowered to the bottom of the well and a bentonite slurry mixture was pumped through the pipe. The slurry mixture was pumped to the surface of the water well to ensure no voids. A photographic log of the water well abandonment is included as Attachment B.

On March 8, 2012, Cribley completed and submitted an Abandoned Well Plugging Record (Attachment C) to the Michigan Department of Environmental Quality and Washtenaw County Environmental Health Department. Based on field observations and the Abandoned Well Plugging Record, the water well at 3045 Broad Street was properly abandoned according to local and State of Michigan Regulations.



Sincerely,

ASTI ENVIRONMENTAL

A handwritten signature in cursive script, appearing to read "Brian Kuberski".

Brian Kuberski, EP
Project Manager

Attachments

- A Signed Impacted Soil/Groundwater Notification Form
- B Photographs
- C Abandoned Well Plugging Record

Attachment A
Signed Impacted Soil/Groundwater Notification Form

IMPACTED SOIL/GROUNDWATER NOTIFICATION FORM

DATE: 3/6/13

To Whom It May Concern

Arsenic, chromium, mercury, polynuclear aromatic hydrocarbons (PNAs), and volatile organic compounds (VOCs) have been detected on the Property as designated on the attached Soil Analytical Above GRCC figure depicting the location of soil borings (Figure 3 from Due Care Plan) and Groundwater Analytical Above GRCC (Figure 4 from the Due Care Plan). The concentrations of metals, PNAs, and VOCs exceed the Generic Residential Cleanup Criteria of Part 201 of PA 451 for soil drinking water protection, groundwater surface water interface protection, direct contact, and volatilization to indoor air inhalation. The concentrations identified do not exceed the Non-Residential Direct Contact criteria and do not pose a long-term threat to utility workers or landscape personnel, whose exposure would be of short duration in comparison to the assumptions used to calculate the Non-Residential exposure risk. The groundwater concentrations do not exceed the groundwater contact criteria and do not pose a long-term threat to utility workers. In addition, any future site work construction plans will be reviewed to insure that all reasonable precautions are taken to avoid exposure and or exacerbation of existing site conditions. All contractors should prepare a Health and Safety Plan based on the Due Care Plan for any site work that is consistent with the Due Care Plan.

The impacted soils are located at depths of 0.5 to 8 feet below ground surface (bgs) as designated on the attached Soil Analytical Above GRCC figure. Groundwater is encountered on the Property at depths of 5 to 19 feet bgs. Any soil or groundwater removed from the Property must be tested for VOCs, PNAs, and metals and characterized for proper disposal, which must be documented. Copies of all disposal manifests must be provided to the Property manager.

Please sign below to acknowledge your notification of site impacts and to assure your compliance with the above conditions.

Tod Stevens Jack Wynn

My Signature in Acknowledgement of the Above

Tod Stevens Jack Wynn

Please Print Your Name

Cribbley Drilling Co

Employer Name, Address and Phone Number

8300 Dexter Chelsea Rd

Dexter, MI 48130

Attachment

Soil Analytical Above GRCC Map

Groundwater Analytical Above GRCC Map

**Attachment B
Photographs**

PHOTO LOG

3045 Broad Street, Dexter, Michigan



Photo 1. Water well prior to abandonment



Photo 2. Water well after removal of cap



Photo 3. Removal of drop pipe and submersible pump

PHOTO LOG

3045 Broad Street, Dexter, Michigan



Photo 4. Removed drop pipe and submersible pump



Photo 5. Filling of the water well with grout

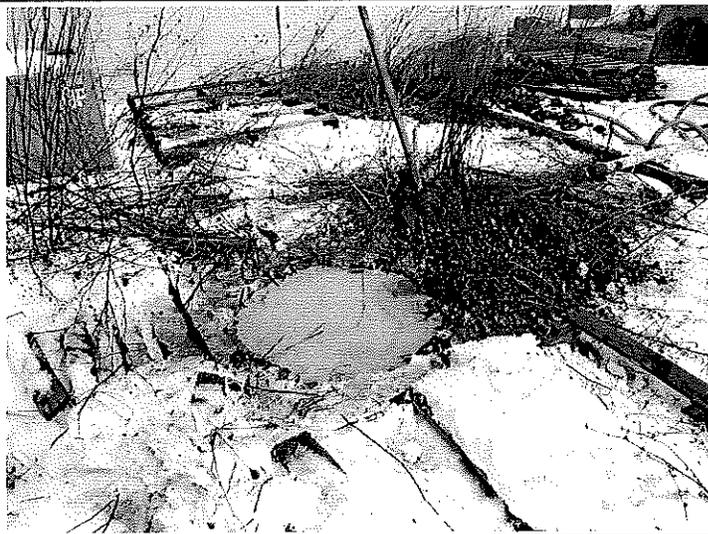


Photo 6. Water well borehole filled with grout to surface

Attachment C
Abandoned Well Plugging Record



Environmental Services
Since 1985

ASTI Environmental
P.O. Box 2160
Brighton, MI 48116-2160

810-225-2800
Fax 810-225-3800

INVOICE

Village of Dexter
8140 Main Street
Dexter, MI 48130
Ms. Donna Dettling

Invoice No.: 22605H
Project No.: 3-6555

Invoice Date: 3/20/13

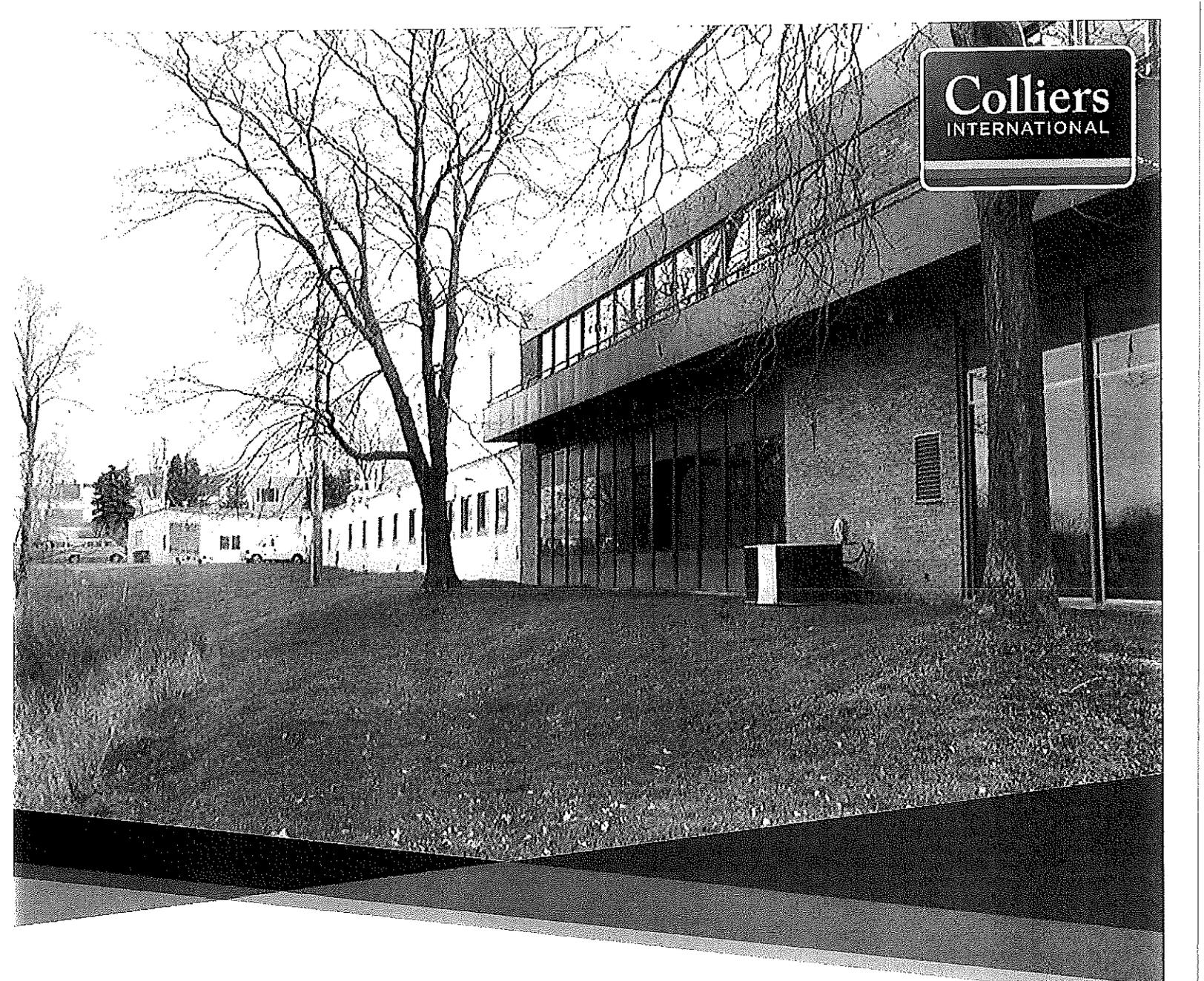
Well Abandonment at 3045 Broad Street in Dexter, Michigan. (ASTI Project Number 3-6555)

****Note: 2% Discount for Net 10 Days****
Terms: Net 30 Days

Water well abandonment at property described as above in the County of Washtenaw, Michigan per change order dated February 21, 2013 and Letter Report dated March 20, 2013.

For professional services through March 20, 2013

<u>Well Abandonment and Letter Report</u>	<u>\$ 1,650</u>
Total Due	\$ 1,650



Colliers
INTERNATIONAL

Listing Proposal

Village of Dexter

3045 Broad Street - Redevelopment

PRESENTED BY:

Jim Chaconas, CCIM
Vice President
Direct: 734-769-5005
jim.chaconas@colliers.com

Richard Timmons
Senior Associate
Direct: 734-769-5006
Richard.timmons@colliers.com

Colliers International
400 East Washington
Ann Arbor, MI 48104
www.colliers.com



Monday, March 25, 2013

Village of Dexter
8123 Main Street
Dexter, MI 48110

RE: 3045 Broad Street Redevelopment

Dear Allison:

Colliers International is pleased to submit this proposal for providing Real Estate Brokerage services.

Colliers International is a leader in global commercial real estate services. Colliers has 522 offices in 62 countries with over 12,300 professionals and staff. Colliers International has completed over \$154 billion in commercial real estate transactions over the last three years. We provide a complete range of services to commercial real estate users, owners and investors on a local, regional, national and international basis. In addition to brokerage services, Colliers also provides property management and construction related services to our clients.

The foundation of our service is the strength of our local specialists. Our clients depend on our ability to draw on years of direct local market experience. If selected, Colliers would provide services from our Ann Arbor office. Six licensed real estate professionals staff the Ann Arbor office. The primary individuals who would provide services to the Village of Dexter would be James Chaconas and Richard Timmons, their resumes are enclosed. Mr. Chaconas, based in Ann Arbor, has completed over \$700,000,000 in real estate transactions since 1994. Mr. Chaconas has brokered the sale of over 1,000 acres of vacant land for commercial and residential development in Ann Arbor, Canton, Saline and Dexter. Mr. Timmons, in addition to being a licensed real estate professional, is a licensed consulting engineer with over 35 years' experience in providing land development consulting services to developers and users of commercial and residential real estate.

When we receive a listing contract, we have a custom-made sign installed in a prominent location on the property identifying that it is for sale with our contact information.

We will advertise the properties on all of the commercial real estate websites, some of which are:

- Colliers International's website, www.Colliers.com receives visitors from around the globe 24-hours a day. This property will be placed on the Colliers website, on the individual broker webpages, as well as the following commercial real estate search engines:
- LoopNet – LoopNet is a search engine that has national appeal and the most well-known by tenants. Our experience is that smaller, local tenants generally use this site.



- CoStar – CoStar is the leading commercial real estate analytic site. They compile data for all the local properties and create comprehensive market reports. CoStar also actively markets all properties listed on it.
- CPIX – CPIX.net is the site that we and all other local brokers use most. It is the most up to date and easy to use commercial real estate search engine in SE Michigan. CPIX also uploads all the listings onto more than eighteen other websites, which gets your property maximum exposure.

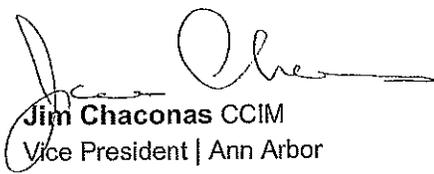
Colliers advertises its listings on www.AnnArbor.Com. We create ads that link directly to a website that has detailed information on the specific property, pictures of the property and our contact information. This makes it very easy and convenient for interested parties to immediately call or email us should they have questions or interest in a property.

Colliers currently maintains lists of property users in various categories. Utilizing our current lists, we would further refine them creating a list of possible users specific to these properties. Once we have developed a list of potential purchasers, we would target them directly. We approach them through direct mailings, emailing and cold calls.

Our commission rate for listing and selling of the properties is 6% of the sale price with a minimum commission of \$20,000. I have attached a copy of our listing contract for your review. Our commission includes compensation for representing the Village of Dexter in negotiations for the sale of the properties. We do not anticipate any other costs related to the real estate services, which we provide.

Thank you for the opportunity to submit this proposal. We look forward to working with the Village of Dexter in the selling of these properties.

Sincerely,


Jim Chaconas CCIM
Vice President | Ann Arbor
Direct: 734 769 5005
jim.chaconas@colliers.com


Richard Timmons
Senior Associate
Direct: 734 769 5006
richard.timmons@colliers.com

Colliers International
400 E. Washington St
Ann Arbor, MI 48104

Colliers International
400 E. Washington St
Ann Arbor, MI 48104

Enclosures: Resumes
Listing Contract



EXCLUSIVE LISTING AGREEMENT

Sale

Date: Monday, March 25, 2013

Dexter Downtown Development ("Seller") hereby grants to Colliers International Detroit, LLC, dba Colliers International ("Broker"), in consideration of Broker's services in offering the following described property (the "Property") for sale, the exclusive right to find a purchaser(s) for the Property during the Listing Period, defined below, and any extension of the Listing Period, and Seller agrees to pay Broker a commission or commissions ("Commission") as specified herein.

Description of the Property

Land and premises in the Village of Dexter County of Washtenaw, State of Michigan, described as: 3045 Broad Street, Dexter, MI 48130.

Sale Price

The sale price shall be _____ Dollars (\$ _____) (the "Sale Price"). Seller shall have the right to accept any other Sale Price as Seller may, in its sole discretion, deem appropriate.

Listing Period

Broker will have the exclusive right to find a purchaser(s) for the Property from the date of this agreement through June 30, 2014 (the "Listing Period") and during any extension of the Listing Period. The Listing Period may be extended by written authorization of Seller.

SELLER AGREES AND REPRESENTS AS FOLLOWS:

1. Discrimination because of religion, race, color, national origin, age, sex, disability, familial status, or marital status on the part of the real estate broker, real estate salesperson, seller, or lessor is prohibited.
2. Seller will pay to Broker a Commission if (a) during the Listing Period or any extension of the Listing Period ("the Commission Period"), the Property is sold or exchanged on any terms to any person or entity, (b) within six (6) months after the expiration of the Commission Period, the Property is sold or exchanged on any terms to a person or entity (or any affiliate of any person or entity) who, during the Commission Period, was shown the Property, or informed of its availability for sale by any person or entity, including Seller, or (c) during the Commission Period, Broker presents to Seller a person or entity who is ready, willing, and able to purchase the Property for the Sale Price, regardless of whether the Property is sold. If, during the Commission Period, any person or entity submits a written offer to purchase the Property, or enters into negotiations for the purchase of the Property, the Commission Period will be extended with respect to that person or entity until consummation of a sale or exchange or until termination of all efforts or negotiations with that person or entity. The term "affiliate" includes, but is not limited to, any agent, partner, member, shareholder, joint venturer, parent, subsidiary, successor, assign, and familial relation.
3. The Commission will be six percent (6%) of the Sale Price, with a minimum commission of Twenty Thousand (\$20,000.00) Dollars.
4. The Commission will be paid to Broker upon the first of the following to occur: (a) closing of a sale or exchange agreement, or (b) transfer of title to the Property, or (c) Seller's failure or refusal to sign a sale agreement in the event Seller fails or refuses to sign a sale agreement with a person or entity presented by Broker who is ready, willing and able purchase the Property for the Sale Price. If a sale is not consummated because of the purchaser's failure to perform and a deposit made by the purchaser is forfeited, Seller agrees that the deposit will be applied first to reimburse the Broker for all expenses incurred by Broker on the Seller's behalf, including but not limited to abstracting charges, counsel, and fees of public officers and that one-half of the remainder of such deposit (but not in excess of the amount of the full Commission) will be retained by the Broker in full payment for services rendered in this transaction.
5. ~~Seller hereby authorizes Broker to accept monies on its behalf from any actual or potential purchaser and to apply such funds to the Commission.~~
6. Seller is the owner of the Property and has and can deliver marketable title of record to the Property, free from any restrictions and encumbrances thereon, except the following:
_____. Seller has not entered into any other listing agreement with respect to the Property that has not expired or terminated. Seller will take no action to frustrate, hinder, or prevent Broker from offering the Property during the Listing Period.



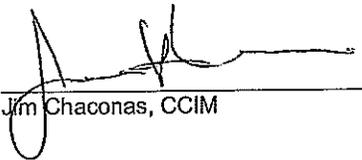
- 7 All inquiries or offers regarding the Property from any source whatsoever will be referred to Broker's attention, along with a copy of any written inquiry or offer.
8. Broker may show the Property to prospective purchasers during reasonable hours, erect a "For Sale" sign on the Property, and remove other "For Sale" signs from the Property. Broker is authorized to cooperate with other brokers, however, Seller is under no obligation to pay any Commission to any cooperating broker.
9. This agreement represents the entire agreement between the parties, and supersedes any and all other prior or contemporaneous agreements, understandings, and negotiations, written or oral, between the parties.
10. This agreement shall inure to the benefit of and be binding upon the respective heirs, personal representatives, successors and assigns of the parties. Seller hereby acknowledges receipt of a copy of this agreement.

SELLER: Dexter Downtown Redevelopment

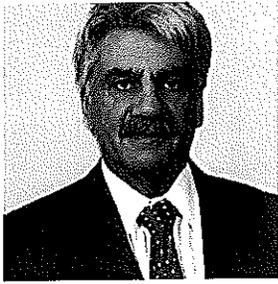
By: _____ Date _____

Its: _____

ACCEPTED BY
Colliers International Detroit, LLC d/b/a
COLLIERS INTERNATIONAL

By: 
Jim Chaconas, CCIM

By: _____
Paul Choukourian
Managing Director, CCIM, RPA
Its: Broker of Record



James H. Chaconas CCIM

VICE PRESIDENT



Jim.Chaconas@colliers.com

EDUCATION AND QUALIFICATIONS

Merchant Marine Academy

AFFILIATIONS AND MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

International Council of Shopping Centers (ICSC)

Michigan Association of Realtors (MAR)

National Association of Realtors (NAR)

Michigan Commercial Board of Realtors (CBOR)

CONTACT DETAILS

MOB 1-734-646-1796
DIR 1-734-769-5005
FAX 1-734-222-9045

Colliers International
400 E. Washington
Ann Arbor, MI 48104

www.colliers.com

AREA OF EXPERTISE

Sales and Leasing: Retail, Office, Industrial/Flex, Vacant Land and Income Property

PROFESSIONAL ACCOMPLISHMENTS

- Listed/Sold the Ann Arbor News Building
- Completed over \$700,000,000 in sales since 1994
- Sold and helped redevelop over 11 major downtown Ann Arbor buildings
- Led the redevelopment of Westgate Shopping Center and Courtyard Shops
- Has assembled over 1000 acres for commercial and residential development in Ann Arbor, Saline, Canton, and Dexter.
- Consulted with Ann Arbor Fair Housing on site selection and land acquisition.

Jim was the first commercial real estate agent to successfully introduce the concept of professional condominiums to the Ann Arbor market over sixteen years ago. Using his intuitive approach to marketing, Jim was also one of the first to fully utilize both local and national avenues to market properties to investors throughout the nation. Jim has been the leader in using a full variety of marketing materials. He has fully utilized everything from print media (Ann Arbor News, Wall Street Journal, Crain's Business to Business) to direct mail marketing to networking through professional organizations such as CCIM (largest international network of commercial agents). Jim's unsurpassed knowledge of real estate valuation and financing has assisted him in guiding all of his clients the acquisition and disposition of commercial assets of all sizes.

BUSINESS BACKGROUND

After beginning in real estate in 1979 and focusing his emphasis on commercial real estate in 1994, Jim has become the leading agent in commercial sales in Washtenaw County. In 2009 Jim joined the team at Colliers International in order to combine his expertise and knowledge of the local market with the national and international reach of Colliers International.

Jim's success is derived from his extensive background and knowledge along with his disciplined work ethic. His dedication to his clients, no matter how big or small, is unsurpassed by anyone in the industry.

Prior to working in commercial real estate, Jim spent several years working for and managing his family's beer distributorship, which serviced retailers in Washtenaw and Livingston Counties. This experience has been a boon to Jim's land work, giving him an understanding of not only the importance of land and location, but of Class A roads, shipping logistics, etc. It has also given him working knowledge of layout and flow of warehouse space.

COMMUNITY INVOLVEMENT

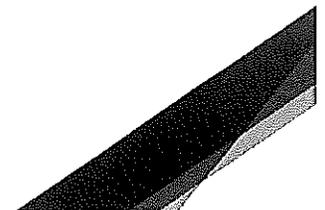
Boy Scouts of America

Michigan Kidney Foundation

Art Train

Neutral Zone

Gift of Life



Jim Chaconas CCIM

VICE PRESIDENT

Jim.Chaconas@colliers.com

Arthur Nusbaum
ThirdMindBooks.Com

REPRESENTATIVE CLIENTS AND PROJECTS

The Herald Publishing Company – Ann Arbor News Building – 54,369 SF Office Building

Courtyard Shops, LLC – Courtyard Shopping Center – 45,000 SF Retail/Office Center

State Theater – 225 S. State Street – 24,000 SF Retail Building

Handicraft, LLC – 337-339 E. Liberty – 43,000 SF Retail/Office Building

Westgate Shopping Center – 2449 West Stadium Blvd – 195,000 SF Retail Center

Woolworth Building – 214 S. Main Street – 27,000 SF Retail/Office Building

Full Moon Building – 207 S. Main Street – 6,996 SF Retail Building

Hamilton Square – 715 North University – 11,000 SF Retail/Office Building

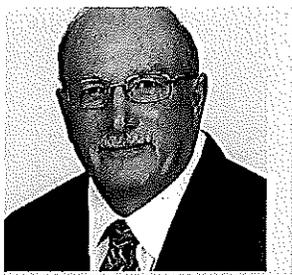
Roumanis Square – 777 North University – 8,930 SF Retail/Office Building

Ann Arbor.Com – 301 E. Liberty – 9,986 SF office lease

Farmer Grant's redevelopment – 131 acres

3145 Clark Rd – 41,000 SF – condo conversion

Pulte Homes – land acquisition – 250 acres – Canton, MI



Richard "Dick" Timmons, PE, PS

SENIOR ASSOCIATE
Ann Arbor, MI



richard.timmons@colliers.com

EDUCATION OR QUALIFICATIONS

Michigan Technological University, BS CE

AFFILIATIONS OR MEMBERSHIPS

NAR

MAR

CONTACT DETAILS

MOB +1 734 657 1988
DIR +1 734 769 5006
FAX +1 734 222 9045

Colliers International
400 East Washington St.
Ann Arbor, MI 48104
www.colliers.com

AREA OF EXPERTISE

Dick joined Colliers International in May 2011 to support and facilitate the expansion of services at the Company's Ann Arbor Office. Dick has been active in the commercial and residential real estate industry in southeast Michigan as a consultant and as an investor since 1972. Prior to coming to Colliers, Dick was with Atwell-Hicks, a national land development consultant, for 35 years.

Dick has specialized in the Ann Arbor area market with Colliers. His partnership with Colliers blends an extensive commercial and residential consulting background with a strong international company. Dick is involved in all aspects of commercial brokerage including the sale and leasing of office, retail and industrial properties, as well as vacant land.

Prior to working in commercial real estate sales and leasing, Dick spent 35 years working in land development consulting with Atwell-Hicks. As Vice-President of Technical Services, Dick was responsible for managing engineering, land surveying, land planning and environmental services provided to local and national clients. Clients served include: Pulte Homes, University of Michigan, Warren Avis, Rite-Aid, Eastern Michigan University, City of Ann Arbor, CVS, Peters Building Company, Thomas B. McMullen Co., Lowes, Guenther Building Company, First Martin Corporation, Wal-Mart and Michcon

BUSINESS AND EDUCATIONAL BACKGROUND

Mr. Timmons graduated from Michigan Technological University with a Bachelor of Science degree in Civil Engineering.

COMMUNITY INVOLVEMENT

Past: Pittsfield Township Planning Commission

Pittsfield Township Zoning Board of Appeals, Chair MTU Alumni Association Board

Current: Michigan Tech Fund, Trustee

Gilbert Residence Board of Directors, Treasurer

