

April 5, 2022

Ms. Karen Kovacs
City Manager, City of Marquette
300 W. Baraga Ave.
Marquette, MI 49855

Re: Interest in Purchase City Property
Corner of US 41 and S Lakeshore Blvd (Parcel No. 52-52-005-105-71)

Dear Ms. Kovacs:

Please accept this letter on behalf of Marquette Opportunity, LLC of its interest in purchasing certain property owned by the City located on the Corner of US 41 and S. Lakeshore Blvd., being part of Parcel No. 52-52-005-105-71 and more specifically identified in the attached map. We have also included a proposed legal description for this Parcel.

Marquette Opportunity completed the construction of the Fairfield Inn & Suites on the property located to the north on the lands known as Founder's Landing Parcel 2. The Fairfield Inn is open and operating providing hospitality services to the community. This development has significantly improved the aesthetics of this area and brought additional economic benefit to the City and the Community, by offering visitors and residents additional hospitality options and an anchor business to spur additional business development. We would anticipate the use of the property located on the corner of US 41, in a manner very similar to our development of the Founder's Landing 2 parcel, with a similar level of investment in the community and this project between \$12-14 million. We envision the development of this parcel to further improve this area which is a gateway to the City for both residents and visitors and would offer direct benefit to the community and surrounding business. The development would also be mindful of the importance of the area and the access that it provides to both residents and visitors to the waterfront.

It is hoped that we will be able to explore with you and the City our potential purchase of this parcel under terms similar to our purchase of the Founder's Landing parcel upon which we have successfully completed and are operating the Marquette Fairfield Inn & Suites. We thank you and the city for consideration of our request and look forward to continuing to pursuing this request. If there are any questions, please do not hesitate to contact us at any time.

Very Truly Yours,

MARQUETTE OPPORTUNITY, LLC



Frederic Heller, Manager