

Porter, Limited

15 Strath Humber Crt.
Toronto, Ontario
M9A-4C8 CANADA

February 10, 2023

Re Letter describing the intent of the proposed trade between Porter, Limited & City of Negaunee

Dear Planning Commissioners,

The property that is proposed to be traded to the City of Negaunee was purchased by Porter, Limited (herein referred to as 'Porter') with the intention to subdivide and sell off. Over the years, the zoning changed three times. It started with mining, then changed to R2 and is now B2. In the past nine years Porter has established a good relationship with Range Mountain Bike Club, allowing them to build and maintain the trail system through the property for public use. Without it, they tell us it would make it very difficult to pass through from Ishpeming to Negaunee in this area.

Last year, Porter proposed to sell a portion of the property in old town to a potential buyer for residential use. The buyer was told by city staff that the city does not want to plow the roads in the winter. Nor will they provide a legal easement for a private party over the old town paved roads that are owned by the City of Negaunee, but were then vacated in 1974. The buyer was also told that the future plan is to gate off Snow Street, which is the main road leading to the property from town. With that being said, we met with city staff on behalf of Porter and proposed two options. Option #1 being the trade, which is Porter's preferred option. If not accepted by the City of Negaunee, Porter would then have no choice but to proceed with option #2.

Option #1: propose a trade of Porter's 40 acres for equal land the City of Negaunee owned. Porter chose the 37 acre parcel that is two miles east of town for the proposed trade. If the trade went through, Porter would subdivide the parcel and sell off the property.

Option #2: Porter would utilize the land to build or sell the land for building proposed storage buildings, which works with City of Negaunee B2 zoning regulations. Porter would then use Mill Street for an accesses point (they own to the right of way) and proceed from this point through the old road system to the property, which would affect the current bike trail system because they use the same roads. It would also affect several recreational trails that intersect the property, including the disk golf course.

We have attached the expanded maps depicting both properties.

VBS LLC



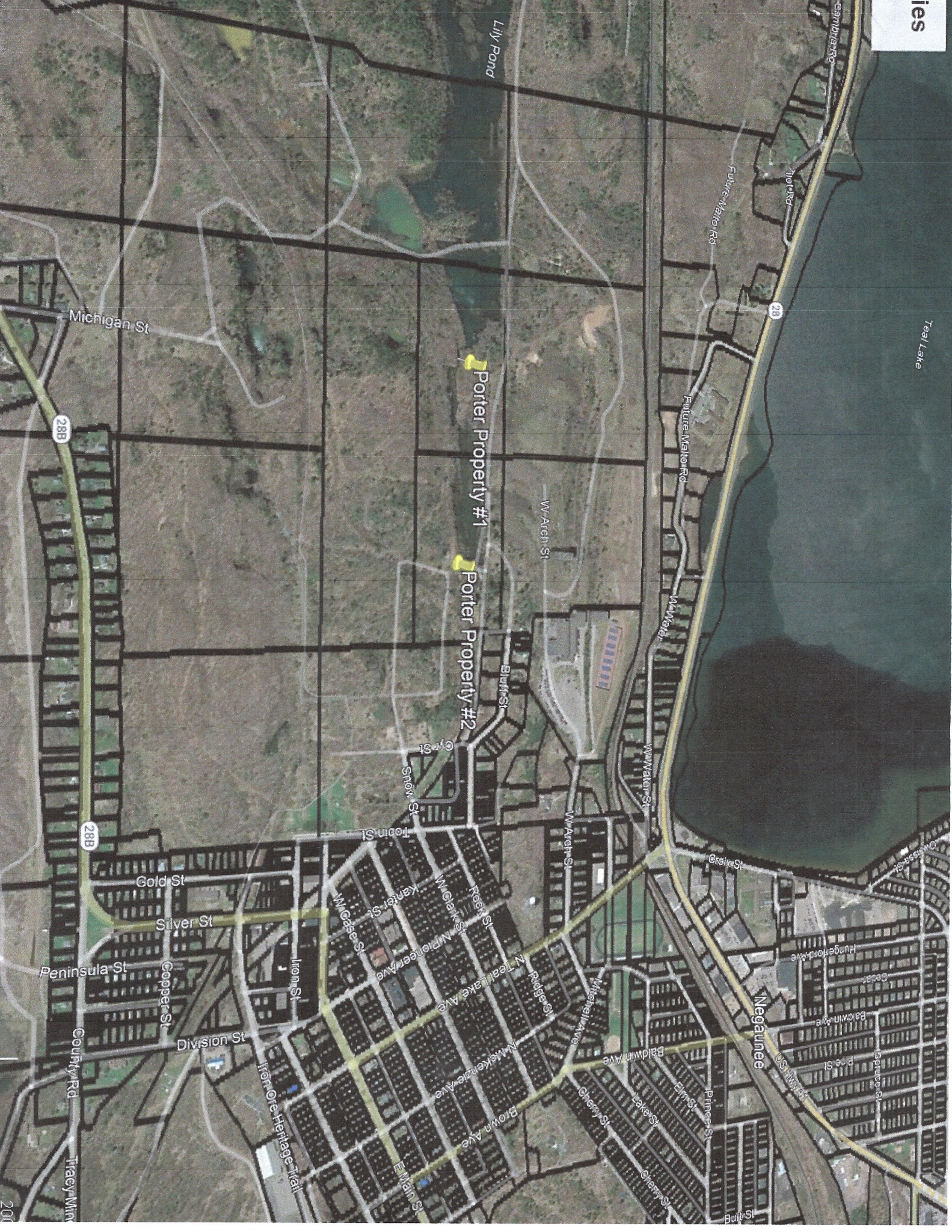
Don Schinella, Manager

Porter, Limited



Nick Angellotti, President

dotloop verified
02/10/23 5:21 PM EST
NO6U-TO38-15NW-1B3B



Porter Property #1

Porter Property #2

Teal Lake

Lily Pond

Michigan St

288

288

Gold St

Silver St

Peninsula St

Division St

Copper St

County Rd

Negaunee

Primer St

St Baker

St Energy

Baldwin Ave

Michigan Ave

Ridge St

Brown Ave

N Mckenzie Ave

N Teal Lake Ave

W M Porter Ave

W Clark St

W Case St

Kanter St

Iron St

Iron Ore Heritage Trail

Tracy Min

Bluff St

W Arch St

W Arch St

W Arch St

Chesser St

Hungerford Ave

Beck St

Baldwin Ave

Pine St

Caprice St

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nee Property



City of Negaunee Property

Rolling Mill Rd

Miller Rd

Miller Rd

Miller Rd

Makinens Rd

Makinens Rd

Makinens Rd

New Buffalo Rd

Kuntapala Rd

Johnson Rd

County Rd. M

JF

JF

JF

490

480

JRE

JUF