

From: Randy Ruttenberg <rruttenberg@fairmountproperties.com>
Sent: Friday, September 11, 2020 9:44 AM
To: Howington, Jane <jhowington@hudson.oh.us>; Sheridan, Thomas <TSheridan@hudson.oh.us>
Cc: Randy Ruttenberg <rruttenberg@fairmountproperties.com>
Subject: Hudson

City Manager Howington, Assistant City Manager Sheridan, I wanted to once again thank you for affording us the opportunity to visit with city council during Tuesday evening's work session. I appreciated the chance to share our team's vision and noted all of the feedback which I thought was very positive or at least neutral. That said, it does still appear that council, as a group, had differing opinions on how these sites should be developed or for what purpose. We are also aware of the acrimony this project had created amongst the community during its recent failed attempts and have very little interest in stepping into the middle of that.

While it is so very apparent to me that there is an unmet demand for the type of housing product we are proposing, particularly in the downtown core, and further believe that these additional residents would be very helpful to all the businesses downtown, that there are some that don't feel this way. And while we believe what we had proposed was both the type of plan and economic structure that some on council had suggested, there was no acknowledgement that this in fact was still the case.

As opposed to us continuing to try and guess at what city council wants here, and face a "bar" that continues to change, we would ask that they go through whatever process they wish to go through and reach out to us, or not when they've reached some sort of consensus. Should we have the bandwidth to refocus on it at that time we can re-engage in discussions. We would also encourage some members of your council to become much more familiar with the site itself. Promulgating misinformation is both damaging and not really productive to this or any process. We must also, at this point, decline any further pursuit of the Windstream building.

Warmest wishes for your continued success.

Regards,

Randy Ruttenberg
Principal
Fairmount Properties
The Offices at Pinecrest
200 Park Avenue | Suite 220
Orange Village, OH 44122
216-514-8700 x107
216-470-9300 cell