

To the Village Board of Elm Grove,

As a Village homeowner for over eight years with an expectation to be here for decades, I am in full support of Mandel Group's proposed redevelopment of the School Sisters of Notre Dame site.

Elm Grove needs sustainable increased tax base, municipal water, and additional housing options near the Village center to support local business. Mandel's proposed project will satisfy each of these needs while also enhancing the Village center for decades to come.

We should be fortunate that Barry Mandel and his highly accomplished firm have proposed this project. His firm has a reputation for delivering high-end, thoughtful projects that enhance the value and experiences of those around it. I am impressed with Mandel's flexibility in changing the design and site plan. His new proposed unit mix, unit count, and housing options will fit well into the context of the site he is developing and be relevant well into the future. I also want the Village board to understand that Barry Mandel's reputation is on the line with each project he does. Not insignificantly, his firm self-manages each of the projects he completes. This provides the Village with the assurance that we will have a well-managed and carefully maintained project with the developer's name literally on the door.

Out of all the sites that other developers have proposed projects, this site is the best for a large-scale project. The site's large size allows for new single-family homes to be constructed, providing a buffer from existing single-family homes. Moreover, the new construction multi-family buildings will not negatively affect the identity of the Village, as the major building masses are designed toward the center of the site. And, preserving the integrity of the existing historic buildings and rehabilitating them into high-end, luxury residences will only add value to the homes and commercial activity surrounding it.

Those in opposition to this project may be concerned with increased traffic or a large development being constructed adjacent to their homes. The professional studies done in connection with issues such as impacts on traffic and school density, for example, reflect a minimal, if any, impact. As such, when weighing those types of concerns with the overwhelming number of economic and non-economic benefits that the Village and its residents will realize over decades to come, there can be no doubt that the positives far outweigh the negatives. For example, this project will generate tens of millions of dollars in future tax revenue. Personally, as an experienced commercial real estate developer myself, I do not see another single project (much less many projects) that could generate that type of future tax revenue, which the Village so desperately needs. Additionally, municipal Lake Michigan water will attract new businesses to the Village center and enhance the quality of life for every Village resident. Further, residents within walking distance of the Village center will encourage improvements and additions to the small businesses located in the heart of activity. These improvements are needed and can only be made if there is an economic incentive to do so.

I strongly believe this is the best project that has been proposed in our Village since I have been a resident. If this project does not get approved, it would be yet another missed opportunity that could have enhanced our Village for years to come. A denial would also discourage others from considering Elm Grove as a place to invest and create new opportunities. I am fearful that in such a scenario, nothing will *ever* get developed at this site – either a project of this caliber or otherwise – and that is simply not an acceptable outcome for our residents or the future of Elm Grove.

Sincerely,



Joe Klein