



September 1, 2026

TO: Ann Arbor City Council
City Administrator

FROM: The Ark

RE: Kline's Lot Purchase Agreement: due diligence requests

Dear Mayor Taylor, City Council Members, and Administrator Dohoney,

The Ark has made an initial review of the Kline's Lot purchase agreement. We extend our appreciation to the City staff and others who have worked on this document; no small task. We also appreciate that it refers to parking, sidewalk, and alley access, as The Ark has requested; however, it lacks a number of Exhibits and other details that are crucial to clarifying how these areas of concern will be impacted, including:

- Exhibit A Land: Legal Description
- Exhibit C-1 Development Easements
- Exhibit D Existing Parking Licenses
- Exhibit Deed: Exhibits A (Legal Descriptions) & B (Permitted Exceptions)
- Title Report

Without these items, neither Council, The Ark, nor the citizens of Ann Arbor can properly complete their due diligence prior to the sale.

In addition, there are no firm assurances that the verbal agreements made to The Ark and others in the neighborhood regarding various issues will be honored by the developer and all contractors and subcontractors, as requested in The Ark's memo of May 4, 2026.

There are several other important concerns with the agreement that we'll detail separately for your review. Most crucial at this time is that the Kline's Lot proposal is part of the consent agenda for the September 8, 2026 meeting, along with 20 other items. As such, it

is slated to be approved automatically without discussion or separate vote unless removed prior to approval of the agenda. Given the importance of this sale and its consequences, The Ark is requesting a) that City Council remove the Kline's Lot purchase agreement from the September 8th consent agenda for separate discussion, and b) that Council schedule a separate vote for a future meeting after the Exhibits and other missing details have been included and made publicly available with reasonable time for advance review.

As stated in The Ark's prior communications and conversations with you about the Kline's lot, The Ark is looking to help assure that this project is a "win" for everyone. We are confident that Council agrees that the sale of City property of this financial magnitude and neighborhood impact requires close scrutiny and transparency to assure good process and a good outcome for everyone. Providing separate discussion and a separate vote on the Kline's Lot purchase after all information has been included and reviewed publicly is good process, and helps assure a win for all.

I look forward to hearing confirmation from one or more of you that our request to remove the agreement from the consent agenda will be honored and the vote will be postponed until all materials have been included and given appropriate time for public review.

Thank you,

Marianne James
Executive Director
The Ark