

From: bill brock

Sent: Monday, January 28, 2013 2:00 PM

To: Brown, Denise; Usher, Harold; Van Meerbergen, Paul; Polhill, Bud; Armstrong, Bill; Orser, Stephen; Baechler, Joni; Branscombe, Nancy; Hubert, Paul; Bryant, Judy; Swan, Joseph; Brown, Matt; Henderson, Dale; White, Sandy; Fontana, Joe; Saunders, Cathy;

Subject: London Prosperity Plan #2

*Response to #2 prosperity plan
from Bill Brock*

2) London enter into more formal discussions with Kilmer Brownfield Equity Fund considering sale of London Hydro and redevelopment of London Hydro property.

From the discussions and written articles it appears there is the possibility London Hydro could be sold and as the owner London would get \$245 million dollars (Free Press Chatham- Kent Energy). Sounds impressive but I don't want to get ahead of the process.

According to the City of London documentation on "DOWNTOWN" Horton Street is not part of downtown physically! However in the past few years with all the talk about revitalizing downtown the downtown discussion language now includes East London, S.O.H.O., and Richmond Row. What I see is a lot of approved or planned development being shoved aside to give priority to an area far greater than saving the core area as shown in the Master Draft Downtown Plan headed by C> Parker ; city of London.

London Hydro is not the gateway to S.O.H.O.! It is bound by the river and Labatt's. I don't believe your vision is correct. It is important to identify all of the issues surrounding such discussions so we see the total picture because I believe the industrial properties in the east end (around Kellogg's) . Results in no future rehabilitation! Factors to consider:

Hydro owes London (itself) \$70 million dollars.

London charges Hydro \$4.2 million dollars interest per year (6%).

What would cost be to relocate London Hydro and where?

Brownfield would clear property of all pollution at no cost to city?

Redevelopment in relation to current number of highrises being talked about?

Clearly identified pros and cons to move or not?

What is overall plan impact on growth areas and revitalization in this city (all areas)?

Bill Brock