

# Harrison Community Resource Center

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## A Space with a Purpose

### **Purchase and Adaptive Reuse of the Former Rochester Community Schools Administration Building**

Submitted to:

ROCHESTER COMMUNITY SCHOOLS

Submitted by:

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|              | District Proposal Form (identified in the form as Appendix A) and BidNet documents |
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## Executive Summary

The Harrison Community Resource Center (HCRC) proposal offers Rochester Community Schools a financially responsible purchase, a credible adaptive reuse plan, and an exceptional long-term community benefit. The project will preserve and reactivate one of Rochester's most historically significant public buildings as an independently owned and operated center for nonprofit services, community programming, education, arts and culture, health and wellbeing, youth development, and community connection.

The proposal is being prepared and submitted through Brook Kerith, an existing 501(c)(3) nonprofit organization founded by Robert Bloomingdale to connect emerging leaders with the mentoring, skills, relationships, and practical resources needed to grow and contribute to their communities. Mr. Bloomingdale leads the proposal and brings more than four decades of commercial and industrial construction, real-estate development, project management, and civic leadership experience. He is supported by a multidisciplinary team with expertise in project finance, nonprofit operations, property management, historic preservation, municipal planning and zoning, community engagement, programming, marketing, and youth development.

The proposal also creates a defined five-year partnership with Rochester Community Schools. The District would receive priority Monday access to designated meeting and event space for School Board meetings and other approved functions, together with an ongoing connection to HCRC programs and spaces for District students.

- Total proposed consideration of \$2,100,000, consisting of either a \$2,100,000 cash payment or, at the District's option, a \$1,800,000 cash payment and a \$300,000 five-year facility-use credit. HCRC would also be open to negotiating another combination of cash and facility-use benefits having an agreed total value of \$2,100,000.
- Confirmation of the 180-day closing period as requested by the School District.
- Planned investment of a minimum of \$630,000 for building improvements, tenant work, soft-costs, and building maintenance carrying costs.
- A preliminary operating model supported by nonprofit leases, room and event rentals, sponsorships, naming opportunities, programming, and fundraising.
- Approximately 38,000 square feet identified for potential long-term leasing, with the auditorium, atrium, meeting areas, and conference rooms available for daily or hourly use.
- Documented interest from nonprofit organizations and continued outreach to prospective tenants, sponsors, and programming partners.
- A use that preserves the historic building and is consistent with the direction of the City's Master Plan and potentially eligible as a special-exception use under the current R-1 zoning framework, subject to City review and approval.



- A privately funded community asset that is not intended to rely on School District or City tax dollars.
- A five-year District partnership providing priority Monday access to designated meeting and event space and complimentary student access to designated youth enrichment and community spaces under established policies and supervision requirements.

[See ATTACHMENT 1](#)

- ❖ Brook Kerith, Inc – IRS 501(c)3 determination letter
- ❖ RCS Provided Proposal Form
- ❖ Evidence of submission of intent to bid as requested by RCS
- ❖ Acknowledgment of receipt of bid documents via BidNet

[See ATTACHMENT 2](#)

RCS required forms:

- ❖ Certificate of Compliance – Iran Economic Sanctions Act
- ❖ RCS Vendor Information
- ❖ W-9 for Brook Kerith, Inc.
- ❖ Familial Disclosure Affidavit of Bidder

# 1. Financial Strength and Proposed Purchase Price

## 1.1 Purchase Offer

This offer proposes total consideration of \$2,100,000 for the Property. The proposed structure consists of a \$2,100,000 cash payment, or the option of a \$1,800,000 cash payment at closing and a \$300,000 credit reflecting the value of a five-year facility-use commitment to Rochester Community Schools. The credit is based on an annual value of \$60,000 and would provide the District with priority Monday access to designated HCRC meeting and event space for School Board meetings and other approved District functions, subject to agreed scheduling parameters. HCRC is also open to other combinations of cash payment and credit for use, if the School District has additional interest in use of the building for future use by the Administration, schools, or students.

The final valuation, treatment of the credit, and transaction structure would be incorporated into the Purchase Agreement. The proposal currently anticipates closing within 180 days, subject to completion of permitted due diligence and resolution of any expressly requested modifications to the District's transaction documents. The proposal confirms the District's 90-day proposal-validity period and permitted due-diligence conditions.

The offered purchase price is the exact amount stated as the "Market Value As is" by the Market Value Appraisal Former Administration Building report dated September 5, 2025 prepared by Integra Realty Resources and provided by RCS as Addendum 3 to the RFP, "Appraisal Report 501 W University."

## 1.2 Financial Capacity and Capital Commitment

The preliminary Development Budget identifies total project costs of \$2,730,000. This includes the \$2,100,000 acquisition price; \$250,000 for initial building improvements and tenant upgrades; \$26,000 for furniture and fixtures; \$230,000 in predevelopment costs; and \$124,000 in construction-period carrying costs. Excluding the acquisition price, the project anticipates an initial investment of \$630,000 in improvements, predevelopment activities, furniture and fixtures, and carrying costs.

The anticipated funding sources include \$2,500,000 in senior debt and \$230,000 in cash and in-kind project sponsor contributions to be provided by Brook Kerith. Together, these sources result in a balanced preliminary Development Budget with no currently projected funding gap. A letter of interest and proposed term sheet have been received from Opportunity Resource Fund regarding an anticipated \$2,500,000 mortgage financing. A letter of interest has also been received by the Woodward Birmingham Financial Group and their work in securing the best available terms for a \$2,500,000 acquisition and construction loan.

[See ATTACHMENT 3](#)

- ❖ Opportunity Resource Fund Loan Letter of Interest and Proposed Term Sheet
- ❖ Woodward Birmingham Financial Group Letter of Interest

The project team has engaged construction and development professionals to review the building, evaluate the work required to place portions of it into leasable condition, and test preliminary renovation assumptions. Development and operating feasibility have also been reviewed by Robert Bloomingdale and project-finance advisor Tom Johnson, whose experience includes work associated with the Webster Community Center in Pontiac.

The plan is intended to fund priority building improvements needed to bring portions of the building into operable condition. Preliminary reviews indicate that portions of the building may be capable of phased occupancy following completion of required repairs, code improvements, inspections, and governmental approvals. Short-term improvements include roof repairs, elevator upgrades, atrium repairs, flooring, and tenant improvements. These improvements are planned to begin promptly after closing, subject to completion of the necessary governmental approvals, so that initial tenant occupancy can occur as soon as reasonably practicable. The Development Budget also provides for predevelopment expenses and construction-period carrying costs.

[See ATTACHMENT 4](#)

- ❖ Development Budget

The project team has discussed the application of State building codes related to ADA accessibility and energy efficiency with City representatives and has received preliminary guidance that provides confidence regarding the anticipated code interpretation and the improvements likely to be required. As is customary at this stage of a project, further clarification and final determinations will occur as the City reviews the proposed uses, plans, construction details, and permit applications. The development plan and budget will be refined as the project advances through that formal review process.

The project team has identified the initial funding sources currently anticipated for acquisition, early building improvements, and startup needs, as described in this RFP response. Grant funding is not being relied upon to complete those initial commitments. Following acquisition, the HCRC may pursue grant and foundation funding to support future phases, more substantial capital improvements and expanded community programming.

### **1.3 Continued Value to Rochester Community Schools**

The proposed transaction is designed to establish a long-term relationship between Rochester Community Schools and the Harrison Community Resource Center that extends

beyond the acquisition of the Property. For five years following acquisition, the HCRC would provide dedicated benefits to the District, its leadership, students, and the broader school community.

Rochester Community Schools would receive priority access on Mondays to designated HCRC meeting and event space for School Board meetings and other approved District functions, subject to agreed scheduling parameters. This arrangement would provide the District with a professional, accessible and geographically central community meeting location without the need to incur outside facility rental expenses.

For purposes of establishing the value of this commitment, the proposal assigns an annual facility-use credit of \$60,000, representing \$300,000 over the five-year partnership period. The credit would be applied toward the \$2,100,000 purchase consideration, resulting in a proposed cash payment of \$1,800,000. The final terms, valuation, scheduling requirements, and structure of the credit would be incorporated into the Purchase Agreement. Further, at the request of RCS, HCRC would be open to other options of a combination of cash payment and facility-use by the School District to be negotiated by the parties equaling a value of \$2,100,000.

The partnership would also maintain a meaningful connection between the HCRC and Rochester Community Schools students. Students presenting a valid District identification card would receive complimentary access to designated youth enrichment and community spaces during established hours and in accordance with HCRC policies and age-appropriate supervision requirements.

As the Center develops, potential student opportunities could include:

- Collaborative study and project space.
- Career exploration and mentoring.
- Volunteer and community-service opportunities.
- Trades and leadership programs.
- Opportunities to engage with nonprofit and business organizations located within the Center.

Through these commitments, the HCRC would preserve not only a former school building, but also its role as a place for learning, connection, leadership development, and community.

## 2. Community Benefit and Intended Use

### 2.1 A Shared Community Ecosystem

The Harrison Community Resource Center will be more than a repurposed school or a collection of offices. It is designed as a shared ecosystem in which nonprofit organizations, educators, artists, health and wellbeing providers, civic organizations, businesses, and residents can work in proximity, share resources, coordinate services, and create programming that no single organization could provide alone.

The concept has been built from the community outward. Conversations with nonprofit leaders, residents, civic partners, educators, business leaders, and other stakeholders have shaped the proposed uses and demonstrated demand for affordable, accessible, centrally located space ([link to County Health Ranking & Roadmaps, Community Centers](#)).

### 2.2 Four Areas of Community Impact

| Impact Area                         | Illustrative Programs and Outcomes                                                                                                                                                                    |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Connection and Engagement | Gatherings, talent showcases, community events, continuing education, speakers, films, clubs, volunteer activity, civic programming, and youth activities.                                            |
| Community Health and Wellbeing      | Services and support addressing emotional, physical, financial, and social wellbeing; mental-health advocacy; family support; and opportunities that reduce isolation and strengthen social networks. |
| Community Culture and the Arts      | Visual art, art exhibitions, music, theater, dance, film, photography, local history, classes, performances, and creative workshops.                                                                  |
| Community Safety and Belonging      | Prevention-focused programming, public-safety education, constructive youth engagement, inclusion, and support for people who may feel disconnected, forgotten, or left behind.                       |

Programming will be developed jointly by the Center, its tenants, Rochester Community Schools where appropriate, and other community-serving organizations. A central objective is to create a sense of belonging, strengthen personal development and leadership, and help young people build durable relationships with the larger community.

## 2.3 Proposed Uses

- Affordable office, meeting, operational, and program space for nonprofit organizations.
- Youth leadership, mentoring, recreation, social connection, and positive after-school or weekend activity.
- Health and wellbeing services addressing emotional, physical, financial, social, and spiritual needs.
- Performing arts and art exhibition space, together with music, theater, film, dance, history, and photography programming.
- Educational workshops, continuing education, speakers, clubs, workforce training, and community events.
- Volunteer engagement, civic programming, nonprofit fundraising, and community service.
- Community-safety initiatives centered on belonging, prevention, education, and constructive youth engagement.
- Flexible fitness, game, gathering, conference, classroom, coworking, podcast, photography, and creative-workshop space.
- Office space rental for for-profit organizations that support the mission and intent of the HCRC (for example child care providers and professional service companies focused on social support and community enhancement).

## 2.4 Demonstrated Nonprofit Interest

The Center has received documented interest from organizations whose missions span children and families, disability inclusion, cancer support, mental-health advocacy, suicide prevention, community education, and basic-needs assistance:

- Dutton Farm: interest in expanding programming and services that support adults with disabilities, independence, personal growth, and community connection.
- Gifts For All God's Children: interest in approximately 6,000 to 7,500 square feet for office, meeting, operational, and program needs.
- New Day Foundation for Families: interest in becoming a nonprofit tenant and contributing to a collaborative culture of family support and service.
- Samsmile: interest in sponsoring and furnishing a Calm Room and supporting accessible meeting, gathering, and presentation space for local charities and young people.

These organizations' missions are complementary. Co-location can support referrals, shared events, coordinated programs, efficient use of common spaces, and a larger collective impact. Outreach to additional nonprofit organizations, community partners, civic groups, and service providers is continuing.

Consistent with the Community Safety pillar of the project, HCRC has proactively engaged the City of Rochester Police Department to explore ways the building could be used to enhance the safety of our community. Chief of Police George Rouhib, Jr. has stated that the building would serve as an excellent location for hosting community safety initiatives.

[See ATTACHMENT 5](#)

Letters of support and interest from:

- ❖ Dutton Farm
- ❖ Gifts for All God's Children
- ❖ New Day Foundation for Families
- ❖ Samsmile
- ❖ Rochester Police Department

At the time of submitting this RFP response, the HCRC has specific interest from nonprofit organizations in over 60% of the square footage of the leasable space. The level of interest generated through limited initial outreach gives the team confidence that the Center can achieve strong occupancy as the project advances and tenant commitments are formalized.

In addition, the team has received recent inquiries regarding space in the building from Six Rivers Land Conservancy, Premier Academy Day Care Center, North Oakland Dance Company, an attorney specializing in nonprofit law, and a therapist offering pro bono and sliding-fee-scale services.

## 2.5 Community Engagement and Momentum

The project has already moved from concept to visible community initiative through the following activities:

- Development of preliminary revenue concepts involving leases, room rentals, events, sponsorships, naming opportunities, programming, and fundraising.
- Collection of letters of interest and continued stakeholder meetings to refine the operating model, tenant mix, building plan, and communications strategy.
- Launch of a public website and Facebook presence explaining the vision, proposed uses, and opportunities for participation.
- Creation of a press release, project one-sheet, postcard, presentation materials, case studies, FAQs, building images, and shareable community content.
- Outreach to the Rochester Regional Chamber of Commerce, nonprofit organizations, community leaders, residents, and civic partners.
- A public town hall held August 5, 2026, at the Rochester Community House, supported by social media, neighborhood door-to-door outreach, and structured participant feedback.

The Town Hall produced clear evidence that participants value preservation, public use, neighborhood compatibility, and a financially sustainable approach. The results also identified questions the project team must continue to address. Over 75 individuals attended the Town Hall. Immediate response was collected during the presentation using Mentimeter, an interactive polling and presentation platform. Key findings included:

- Participant geography was broad: among 55 respondents, 17 lived in the neighborhood surrounding the Property, 12 lived elsewhere in the City of Rochester, 20 lived elsewhere in the Rochester Community School District, and six lived outside the District.
- When asked which general direction came closest to their preferred future for the Property, 45 respondents selected community/nonprofit adaptive reuse; four selected private/taxable adaptive reuse; four selected demolition and redevelopment; and four selected another approach or were undecided.
- When asked which priority should receive the greatest consideration, 27 respondents selected preservation of the Property for public use, 11 selected historic preservation of the building, and nine selected neighborhood compatibility. No respondent selected immediate financial return to the School District or tax-revenue generation as the highest priority.
- After the Harrison Community Resource Center presentation, 43 of 47 respondents expressed support for the concept, including 32 who strongly supported it and 11 who somewhat supported it. One respondent was neutral, one somewhat opposed the concept, none strongly opposed it, and two needed more information.
- Open-ended responses most often emphasized historic preservation, nonprofit and community use, arts and youth opportunities, multigenerational gathering space, and community benefit without taxpayer support. Recurring questions and concerns focused on financial sustainability, renovation costs, traffic and neighborhood impacts, safety, accessibility, governance, nonprofit selection, and long-term maintenance.

[See ATTACHMENT 6](#)

- ❖ Town Hall presentation and interactive meeting results
- ❖ Rochester Post Article dated August 25, 2026

## **2.6 Housing Versus a Unique Preservation Opportunity**

According to a City of Rochester report, 342 housing units were in various stages of development as of summer 2025. With approximately 6,000 existing housing units in the City, 300 additional units would increase the housing stock by approximately 5%. Demand for housing in the Rochester area remains strong, due in part to the outstanding school district, and the units already planned will contribute meaningfully to meeting that demand ([link to City of Rochester, Business Update, Fall 2025](#)).



The number of additional housing units the community will need, and the point at which supply could exceed demand, cannot be determined with certainty. What is clear is that many housing units have recently been completed, are currently under development, or are planned for the coming years. In contrast, this is the community's only opportunity to preserve this historically significant building and establish a permanent home for organizations that serve and strengthen the community.

### 3. Business Plan and Financial Feasibility

#### 3.1 Operating Concept

The proposed operating model is informed by adaptive-reuse and multi-tenant community resource centers including the [Webster Community Center](#) in Pontiac and the [Durfee Innovation Society](#) in Detroit. Harrison Community Resource Center, anticipated to operate as a Michigan nonprofit corporation and tax-exempt organization, would manage the building, deliver selected programming, coordinate tenant relationships, rent shared spaces, and maintain the Property.

#### 3.2 Brook Kerith and the Harrison Community Resource Center Nonprofit Structure

Brook Kerith is a 501(c)(3) nonprofit organization founded by Robert Bloomingdale to help prepare emerging leaders for meaningful service and community impact. It connects individuals with mentoring and a broad range of practical resources, including time, expertise, tools, materials, relationships, and financial support. Brook Kerith provides the existing nonprofit framework through which this proposal is being prepared and submitted to Rochester Community Schools.

If the proposal is selected, a new 501(c)(3) nonprofit organization, the Harrison Community Resource Center, will be formed for the specific purpose of owning, governing, and managing the Property and its operations. Establishing a dedicated organization will provide a clear mission, focused fiduciary responsibility, transparent governance, and long-term accountability for the building and the community-serving work conducted there.

The new nonprofit would be governed by a volunteer board of directors. The board is expected to include members of the RFP Advisory Team and other community stakeholders. The organization will specifically seek to recruit neighbors of the Harrison Community Resource Center, individuals with connections to Rochester Community Schools, and others whose experience and perspectives will strengthen the Center's stewardship and responsiveness to the community.

#### 3.3 Space and Revenue Model

Preliminary planning identifies approximately 38,000 square feet as suitable for long-term leasing to community service providers. Shared spaces, including the auditorium, atrium, front meeting area, classrooms, and conference rooms, would be available for hourly, half-day, full-day, recurring, and event use. Other portions of the building could be activated in phases as improvements are completed and demand is confirmed.

Preliminary lease rates range from approximately \$10 per square foot for ground-floor or basement areas to \$15 per square foot for upper-floor spaces with windows. The current draft

operating pro forma anticipates total annual revenue of \$799,883 from leases and shared-space rentals. That revenue is projected to support staffing, building operating costs, debt-service capacity, and a debt-coverage cushion. After operating expenses and debt service, the HCRC is projected to retain \$61,421 annually for reinvestment in operations, reserves, and future improvements.

[See ATTACHMENT 7](#)

❖ Annual Projected Operating Statement

### 3.4 Renovation and Phasing

The preliminary redevelopment strategy prioritizes improvements necessary to place leasable portions of the building into safe and serviceable condition, followed by phased work in other areas. The team anticipates that certain nonprofit tenants may be able to occupy prepared areas after limited tenant improvements while major work continues elsewhere, provided construction phasing, life-safety separation, accessibility, insurance, code compliance, and City approvals permit occupancy.

Phasing of the project will be heavily dependent on a more detailed inspection of the building by an architect, general contractor and insurance provider, along with an assessment of the applicable building codes. Independent of building code requirements, several of the spaces that have been toured by nonprofit organizations are close to “move-in” as soon as possible.

### 3.5 Operations and Staffing

The Center is expected to operate primarily Monday through Saturday from 8:00 a.m. to 6:00 p.m., with evening and weekend use of the auditorium and other spaces for scheduled community events. The preliminary staffing model includes:

| Role                           | Primary Responsibilities                                                                                                                                     |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Executive Director             | Overall leadership; Center programming; tenant coordination; financial and property management; and oversight of events.                                     |
| Administrative Staff           | Rent collection, bookkeeping, records, scheduling support, off-hours staffing, and other administrative assistance.                                          |
| Marketing and Sales Manager    | Public relations, brand management, tenant recruitment, room and event rentals, partnerships, and community events.                                          |
| Maintenance and Safety Manager | Building safety and security, daily cleaning and maintenance, minor repairs, vendor coordination, and identification of work requiring licensed contractors. |

Specialized services would be contracted as appropriate, including lawn care, snow removal, pest control, elevator service, plumbing and HVAC repair, security, legal services, accounting, and other licensed or technical work.

### **3.6 Market Position and Demand**

The Rochester and Rochester Hills area includes several respected organizations that offer meeting space, programs, or community services. Rochester Community House provides meeting and event space; the Older Persons' Commission focuses on senior programming, health, and education; Rochester Hills Public Library offers meeting rooms and public programs; and churches, hotels, and private venues provide additional event options. These facilities serve important purposes, but none are designed to combine affordable nonprofit office space, coordinated community services, public programming, flexible event space, and collaborative work areas within one campus.

The Harrison Community Resource Center is not simply the availability of rooms. It is the integration of long-term tenants, hourly and daily rentals, coordinated services, educational and cultural programming, and relationship-based community partnerships. Shared amenities, ample on-site parking, a recognizable historic campus, ADA-accessible areas as improvements are completed, and a location near downtown Rochester, schools, parks, businesses, and neighborhoods strengthen the market position.

### **3.7 Marketing and Additional Uses**

The Center will be positioned as a place where nonprofit organizations, educators, businesses, entrepreneurs, civic groups, and residents connect, learn, and grow. Pricing will be competitive with comparable venues while remaining accessible, with potential offerings that include hourly, half-day, full-day, recurring rentals, coworking arrangements, and long-term office leases.

- Digital outreach through a professional website, search optimization, email marketing, digital advertising, public relations, and consistent social-media content.
- Relationship-based sales through tours, presentations, networking events, and direct outreach to nonprofits, schools, businesses, healthcare providers, civic organizations, and community leaders.
- Partnership development with the Rochester Regional Chamber of Commerce, Rochester Downtown Development Authority, Oakland County nonprofit networks, educational institutions, and health and wellness organizations.
- Community open houses, speaking engagements, ribbon-cutting activities, tenant stories, program promotion, and earned media.

- Performance measurement through leased-space occupancy, room utilization, tenant retention, partnerships, event attendance, inquiries, social engagement, and revenue growth.

The HCRC will also serve as a centralized connection point for students, retirees, and other community members interested in volunteering their time and talents. A regularly updated listing of volunteer needs throughout the Center could be maintained in the reception area, allowing visitors to easily identify current opportunities and connect directly with participating organizations. This one-stop approach would make volunteering more accessible while helping HCRC organizations respond to daily and ongoing service needs.

## 4. Development Approach and Land-Use Compatibility

### 4.1 Planning and Zoning Context

A successful redevelopment must begin with careful review of the City of Rochester's Master Plan, Zoning Ordinance, and applicable approval processes. The Master Plan expresses the City's adopted long-term land-use vision. The Zoning Ordinance establishes current regulatory requirements and implements land-use policy through legally adopted standards under the Michigan Zoning Enabling Act.

The Property is zoned R-1. Section 603(3) of the Zoning Ordinance identifies public or nonprofit recreation uses, including community centers, as potential special-exception uses in R-1. The City's Master Plan also discusses the historic Harrison Building and references a January 2022 City Council resolution encouraging redevelopment that preserves the Property's historic assets. In this preliminary review, the Harrison Community Resource Center concept is closely aligned with the City's adopted planning direction and appears to offer a path within the current zoning framework, subject in all respects to formal interpretation, application, findings, and approval by the City.

In addition to the City's resolution supporting preservation of the building, the Michigan Historic Preservation Network, Rochester-Avon Historical Society, and Charter Township of Oakland Historic District Commission have provided written support for preserving the historic community asset.

[See ATTACHMENT 8](#)

- ❖ City of Rochester Resolution Regarding
- ❖ Michigan Historic Preservation Network letter
- ❖ Rochester-Avon Historical Society Resolution
- ❖ Charter Township of Oakland Historic District Commission Resolution

### 4.2 Comparative Land-Use Considerations

| Potential Use                                           | Path under current Zoning Ordinance | Master Plan Alignment |
|---------------------------------------------------------|-------------------------------------|-----------------------|
| Harrison Community Resource Center                      | ✓                                   | ✓                     |
| Demolish the building and construct single-family homes | ✓                                   | ✗                     |

| Potential Use                                                        | Path under current Zoning Ordinance | Master Plan Alignment |
|----------------------------------------------------------------------|-------------------------------------|-----------------------|
| Use the current structure for residential, commercial, or office use | X                                   | X                     |
| Demolish the building and construct multifamily housing              | X                                   | X                     |
| Demolish the building and construct a commercial or office building  | X                                   | X                     |

Consistency with current planning and zoning is an important advantage, but it is not a guarantee of approval. The City may consider a different direction through its established planning, zoning, and public-review processes. Proposals that depend on material changes to current policy or zoning may, however, face additional entitlement risk, uncertainty, delay, cost, and potential non-approval.

### 4.3 Relationship to the District and City

Rochester Community Schools and the City of Rochester serve overlapping constituencies. Although each has distinct responsibilities, both are stewards of public assets and public trust. Selection of a feasible proposal that advances adopted community goals, minimizes entitlement uncertainty, and preserves a landmark building can reduce risk to the transaction and strengthen confidence in the outcome.

The team will work closely with District administration and the Board of Education to support an orderly transition. It will also engage City staff, the Planning Commission, City Council, neighbors, residents, and community organizations throughout design and approvals. The proposal is intended to remain privately funded and not rely on City or School District tax dollars.

### 4.4 Collaborative Development Process

- Complete due diligence, building investigation, environmental review, title review, and verification of project assumptions within the rights and schedule permitted by the Purchase Agreement.
- Refine the site plan, floor plans, building program, code compliance, phasing, and construction budget with professionals.
- Submit the required City applications and participate fully in public notice, hearings, Planning Commission review, City Council action where required, and building-permit review.

- Continue engagement with surrounding property owners, residents, nonprofit partners, prospective tenants, and the broader community.
- Finalize financing, tenant arrangements, governance, operational systems, insurance, and construction contracts before major commitments are made.
- Provide regular project updates and continue public meetings and town halls at appropriate milestones.

#### **4.5 Historic Preservation and Community Value**

Historic preservation is not only about retaining the past; it can also sustain community identity, quality of life, and a distinctive experience for residents and visitors. Rochester's parks, trails, library, cultural institutions, gathering spaces, festivals, historic landmarks, nonprofit organizations, and recreational opportunities create public value beyond the direct taxes generated by the individual properties they occupy ([Link to Michigan Historic Preservation Network, Local Historic Districts and Property Values in Michigan Neighborhoods](#)).

Preserving and activating the Harrison Building as a vibrant community center has the potential to extend value beyond the Property itself. Although the precise economic effect cannot be quantified in advance, a successful community center can strengthen quality of life, reinforce the community's identity, support organizations that serve residents, and contribute to Rochester's long-term desirability.



## 5. Purchaser and Development Team Qualifications

### 5.1 Brook Kerith, Inc., and Robert Bloomingdale: Purchaser and Project Lead

Robert Bloomingdale is a longtime builder of projects, businesses, partnerships, and community institutions. As the proposal's principal investor and project lead, he brings more than four decades of commercial and industrial construction, real-estate investment, development, project management, and community leadership experience.

His career includes leadership on multimillion-dollar commercial construction projects, residential development, historic-preservation efforts, and municipal consulting assignments. His experience includes work involving the Renaissance Center, Ford Field, Cobo Hall, the Detroit People Mover, major automotive manufacturing facilities, and development of more than 200 homes in the Rochester area.

Mr. Bloomingdale has lived in the Rochester community for more than 40 years. His civic work has included the Rochester Downtown Development Authority, Rochester Historical Commission, and Paint Creek Center for the Arts. His community recognition includes Volunteer of the Year by the Rochester Downtown Development Authority and a Small Business of the Year honor from the Rochester Regional Chamber of Commerce.

### 5.2 RFP Advisory Team

The RFP response has been developed with support from an eleven-person advisory team. The members contribute specialized knowledge to the proposal-development process; this section does not represent the post-award operating structure of the Harrison Community Resource Center.

| Team Member         | Role and Relevant Experience                                                                                                                                                                                                                                                                                              |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Robert Bloomingdale | Purchaser, project lead, and founding chair; more than four decades of commercial and industrial construction, real-estate investment, development, project management, and Rochester civic leadership. Included on the RFP Advisory Team while retaining his distinct role as purchaser and project lead in Section 5.1. |
| Devin Bone          | Nonprofit, capital raising, and real estate attorney based in Rochester, Michigan; provides pro bono legal representation to qualified nonprofits.                                                                                                                                                                        |
| Tiffany Dziurman    | Historic-preservation advisor; qualified professional historian under 36 CFR Part 61; more than 25 years of preservation experience; president of the Rochester-Avon Historical Society; Michigan Historic Preservation Network board member.                                                                             |
| Tom Johnson         | Project finance and development advisor; principal of Landmark Group LLC; former executive director of Northern Lakes Economic Alliance; former MSU community and economic development                                                                                                                                    |

| Team Member      | Role and Relevant Experience                                                                                                                                                                                                                                          |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  | educator; certified housing and economic development finance professional; experience with Webster Community Center.                                                                                                                                                  |
| Sue Keels        | Operations, nonprofit recruitment, and tenant relations; principal of Keels Collaboration Consulting; former general manager of the Royal Park Hotel; more than 25 years in hospitality, operations, sales, marketing, culture, coaching, and leadership development. |
| Dana McCuen      | Comprehensive background spanning interior design, office administration, operations management and financial oversight.                                                                                                                                              |
| Domenic Morelli  | Building and project consultant; roofing and building-envelope specialist; former Life Remodeled vice president; founder of Faith Works; experience associated with Durfee Innovation Society.                                                                        |
| Teckla Rhoads    | Arts, culture, recruitment, and development; leadership experience with Paint Creek Center for the Arts, Cass Community Social Services, Meadow Brook Hall, Oakland University, and General Motors global industrial design.                                          |
| Noah Schoan      | Youth development advisor; Young Life area director working with Rochester Community Schools students; mentoring and youth engagement experience, including training regarding Generation Z.                                                                          |
| Jaymes Vettraino | Municipal and project consultant; former Rochester City Manager; more than 100 municipal consulting projects; experience in municipal management, finance, leadership education, and facilitation.                                                                    |
| Lynne Vettraino  | Project coordination and community engagement; experience supporting campaigns, nonprofit organizations, entrepreneurs, and private real-estate developers.                                                                                                           |

### 5.3 Post-Award Harrison Community Resource Center Leadership

Robert Bloomingdale will serve as the interim founding chair of the board of the Harrison Community Resource Center, the new 501(c)(3) nonprofit organization to be formed following selection of the proposal. The HCRC board will provide overall leadership during acquisition, redevelopment, and organizational launch. Mr. Bloomingdale will guide the Center's strategic direction, oversee capital and construction decisions, coordinate the transition from proposal to implementation, and help ensure that each major decision remains grounded in financial discipline, responsible stewardship, and the long-term public purpose of the HCRC.

Sue Keels is expected to serve as the HCRC's Executive Director and will translate the vision into a welcoming, high-performing community resource center. She will lead day-to-day operating development, recruit and support nonprofit tenants, build community and institutional partnerships, coordinate programming and shared-space use, establish a strong service culture, and create the systems needed for a smooth opening and sustainable ongoing operations.

Tom Johnson will serve as financial consultant and development advisor, with responsibility for helping convert the preliminary business model into an executable financial and redevelopment plan. He will advise the board on financing strategy, capital structure, operating assumptions, grants and other funding opportunities, development coordination, financial controls, and performance monitoring so that the HCRC begins with a sound financial foundation and the capacity to adapt as the project develops.

Together, Robert, Sue, and Tom will form the core post-award leadership team responsible for moving the HCRC from concept to a functioning institution. Their work will be coordinated but distinct: Robert will lead governance and redevelopment, Sue will build the organization and its daily operations, and Tom will strengthen financial feasibility and implementation. They will also recruit the additional board members, staff, professional advisors, tenants, and community partners needed to create an accountable, sustainable, and community-responsive organization.

## Conclusion

The Harrison Community Resource Center proposal gives Rochester Community Schools an opportunity to complete a responsible sale while preserving an irreplaceable community landmark and returning it to active, productive use. The proposal combines \$2.1 million in total consideration with a private redevelopment commitment, experienced local leadership, demonstrated nonprofit interest, a diversified operating concept, and a development approach closely aligned with the City's current planning direction.

Its value extends beyond the transaction itself. The offered five-year partnership would provide Rochester Community Schools with priority access to professional meeting and event space and would connect District students to designated HCRC spaces and emerging opportunities for study, mentoring, career exploration, service, trades, leadership, and engagement with organizations located in the Center. The HCRC would create an independently owned and operated home for nonprofit services, education, arts and culture, health and wellbeing, youth development, civic activity, and community connection without relying on School District or City tax dollars.

The proposal is both ambitious and grounded in work already underway. The team has evaluated the building, developed preliminary capital and operating assumptions, secured meaningful interest from prospective nonprofit tenants, studied comparable adaptive-reuse models, engaged residents and community partners, and identified a credible path through the City's land-use process. The August 5 Town Hall further demonstrated strong interest in public and nonprofit adaptive reuse while clearly identifying the financial, operational, traffic, safety, and neighborhood questions that must be addressed as the plan advances.

Selection by the School District would not be the end of the process; it would be the beginning of a disciplined implementation effort. Robert Bloomingdale and the Harrison Community Resource Center team are prepared to complete due diligence, finalize the purchase and partnership terms, establish governance, refine the design and construction plan, secure required approvals, formalize tenant commitments, and continue transparent engagement with the District, the City, neighbors, and the broader community. With careful execution and accountable stewardship, the former Harrison School Property can remain a place for learning and connection while becoming a lasting community asset that preserves Rochester's history, strengthens the organizations serving its residents, and creates new opportunities for generations to come.

See ATTACHMENT 1

- ❖ Brook Kerith, Inc – IRS 501(c)3 determination letter
- ❖ RCS Provided Proposal Form
- ❖ Evidence of submission of intent to bid as requested by RCS
- ❖ Acknowledgment of receipt of bid documents via BidNet

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 22 2016

BROOK KERITH INC  
6360 ROCHESTER RD  
ROCHESTER HILLS, MI 48306-0000

Employer Identification Number:  
81-1428907  
DLN:  
26053447003836  
Contact Person:  
CUSTOMER SERVICE ID# 31954  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
June 30  
Public Charity Status:  
509(a) (2)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
February 12, 2016  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 5436

BROOK KERITH INC

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. I. Cooper', with a stylized flourish at the end.

Jeffrey I. Cooper  
Director, Exempt Organizations  
Rulings and Agreements

## Appendix A: PROPOSAL FORM

**TO PURCHASE APPROXIMATELY 4.34 ACRES OF DEVELOPED PROPERTY  
KNOWN AS THE ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING  
501 W. UNIVERSITY DRIVE, ROCHESTER, MICHIGAN**

### **PURCHASER'S INFORMATION:**

1. Name of Purchaser: **Brook Kerith, Inc.**
2. If an entity, list type of entity and state of formation: **Nonprofit, 501(c)3, EIN: 81-1428907**
3. Person completing information: **Robert Bloomingdale**
4. Address of Purchaser: **6360 N Rochester Road**
5. City: **Rochester Hills** State: **MI** Zip: **48306**
6. Telephone Number: **248-249-7015**
7. Facsimile Number: \_\_\_\_\_
8. Email Address: **Bloomingdale701@gmail.com**

### **ENCOURAGED INFORMATION:**

Bidders are encouraged to address the following items in their proposals:

- Financial Strength and Offer Price
- Community Benefit and Intended Use
- Business Plan Quality and Feasibility
- Development and Site Plan

**Please see attached proposal and narrative**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_



**PROPOSAL TO PURCHASE APPROXIMATELY 4.34 ACRES OF DEVELOPED PROPERTY KNOWN AS THE  
ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING  
501 W. UNIVERSITY DRIVE, ROCHESTER, MICHIGAN**

**TERMS OF OFFER:**

1. Purchase Price: \$ 2,100,000 (see additional details in the proposal)

2. Additional Conditions: Purchaser submits this Proposal with the understanding that if Rochester Community Schools (RCS) accepts this Proposal that Purchaser will execute the Purchase Agreement attached as Appendix B with all of the terms and conditions as contained therein, except as specifically modified and/or amended as follows:

**No specific modifications to the agreement are requested. However, we would request a review of Section 16(C). It is requested that this section be modified to recognize the actual cost of "Damages." Damages being those reasonable and direct third-party expenses actually paid by Purchaser, without the limit of \$5,000.**

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(Attach Additional Sheets or markup copy of Appendix B with changes, if desired)

The undersigned represents and warrants to RCS that he/she/it has been duly authorized to execute this Proposal on behalf of Purchaser and that if this Proposal is accepted by RCS that the same shall be binding upon and fully enforceable against Purchaser.

Print Name of Purchaser: **Brook Kerith, Inc.**

Print Name and Title of

Authorized Agent: **Robert Bloomingdale, President and Founder**

Signature of Authorized Agent: 

Date: August 31, 2026

As noted on page 5:

### Contact Information

This RFP is provided for your consideration. Bidders are requested to confirm their intent to submit a proposal by emailing [purchasing@rochester.k12.mi.us](mailto:purchasing@rochester.k12.mi.us) no later than July 31, 2026, at 5:00 PM local time.

The email will serve as your notice of intent to respond to the RFP. Completed proposals must be submitted by August 31, 2026, using the required proposal form.

----- Forwarded message -----

From: **Purchasing** <[purchasing@rochester.k12.mi.us](mailto:purchasing@rochester.k12.mi.us)>

Date: Fri, Jul 31, 2026, 9:57 AM

Subject: RE: Confirmation of intent - Request for Proposals (RFP) Project Number 27,02

To: Robert Bloomingdale <[bloomingdale701@gmail.com](mailto:bloomingdale701@gmail.com)>

Cc: Jaymes Vettraino <[vettrainoconsulting@gmail.com](mailto:vettrainoconsulting@gmail.com)>, tjohnson <[communitylandmark.com](mailto:tjohnson@communitylandmark.com)>  
<[tjohnson@communitylandmark.com](mailto:tjohnson@communitylandmark.com)>

Good morning,

I wanted to acknowledge your intent to bid, and also check to see if you received the addendum that was released which has a link to the drawings available as well as dates for site walkthroughs. Please let me know if you did not receive the addendum, or if you have any questions about the bidding process. Thank you!

**Jennifer Fickel**

Purchasing Supervisor



<https://www.rochester.k12.mi.us/about-us/departments/purchasing>

-- continued on the next page --

**From:** Robert Bloomingdale <[bloomingdale701@gmail.com](mailto:bloomingdale701@gmail.com)>  
**Sent:** Tuesday, July 28, 2026 11:39 AM  
**To:** Purchasing <[purchasing@rochester.k12.mi.us](mailto:purchasing@rochester.k12.mi.us)>  
**Cc:** Robert Bloomingdale <[bloomingdale701@gmail.com](mailto:bloomingdale701@gmail.com)>; Jaymes Vettraino <[vettrainoconsulting@gmail.com](mailto:vettrainoconsulting@gmail.com)>;  
tjohnson <[tjohnson@communitylandmark.com](mailto:tjohnson@communitylandmark.com)>  
**Subject:** Confirmation of intent - Request for Proposals (RFP) Project Number 27.02

**CAUTION:** This e-mail originated from outside of RCS. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Rochester Community Schools  
Oakland County, Michigan

Per the Request for Proposals (RFP) issued by the Rochester Community Schools (RCS) dated July 2, 2026 entitled "Disposition of Real Property," Project Number 27.02, page 5 "Contact Information."

**This email is intended to provide notice and confirm our intent to submit a proposal by August 31, 2026.**

If RCS requires any additional information to confirm our intent to submit a proposal, please let us know.

Sincerely,

Robert Bloomingdale

Project Lead on behalf of the Harrison Community Center

[bloomingdale701@gmail.com](mailto:bloomingdale701@gmail.com)

248-249-7015

c/o Brook Kerith Nonprofit

PO Box 80127

Rochester, MI 48308

## Audit

### Status History

| Solicitation Status     | Date                    |
|-------------------------|-------------------------|
| Waiting for Publication | 07/01/2026 02:09 PM EDT |
| Publication             | 07/02/2026 12:03 AM EDT |
| Addendum No. 1          | 07/24/2026 11:53 AM EDT |
| Addendum No. 2          | 08/21/2026 12:33 PM EDT |
| Addendum No. 3          | 08/26/2026 08:47 AM EDT |

Brook Kerith, Inc acknowledges receipt of the above documents via BidNet.

## ATTACHMENT 2

RCS required forms:

- ❖ Certificate of Compliance – Iran Economic Sanctions Act
- ❖ RCS Vendor Information
- ❖ W-9 for Brook Kerith, Inc.
- ❖ Familial Disclosure Affidavit of Bidder

**CERTIFICATION OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT**  
**Michigan Public Act No. 517 of 2012**

The undersigned, the owner, or authorized officer of the below-named company (the "Company"), pursuant to the compliance certification requirement provided in the Rochester Community Schools' Request For Proposal (the "RFP"), hereby certifies, represents, and warrants that the Company (which includes its officers, directors and employees) is not an "Iran Linked Business" within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the "Act"), and that in the event the Company is awarded a contract by Rochester Community Schools as a result of the aforementioned RFP, the Company is not and will not become an "Iran Linked Business" at any time during the course of performing any services under the contract.

The Company further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than \$250,000.00 or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the Rochester Community Schools' investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date the it is determined that the person has submitted the false certification.

BROOK KERITH INC.

Name of Company

ROBERT BLOOMINGDALE PRESIDENT

Name and Title of Authorized Representative

R. Bloomingdale

Signature





ROCHESTER COMMUNITY SCHOOLS  
VENDOR INFORMATION

»»»»»»»»»»This document MUST accompany a completed IRS W-9 form to ensure proper payment.««««««««««

Vendor Legal Name: **BROOK KERITH IN**

Doing Business As:

TIN/EIN: **81-1428907** or SSN:

Vendor Email to Send Purchase Orders: **BLOOMINGDALE701@GMAIL.COM**

Vendor Email to Send Payment Inquiries: **SAME**

Vendor Phone: **248-249-7015** Vendor Fax:

Will vendor provide a service which comes in direct contact with students? (YES or **NO**)

If yes, what type of service will be provided involving students?

Are you currently, or have you ever been, employed by a public school district in MI? (YES or **NO**)

PURCHASE ORDER INFORMATION

Address 1: **6360 N. ROCHESTER RD**

Address 2:

City: **ROCHESTER HILLS**

State: **MI**

Zip: **48306**

Contact Name: **ROBERT BLOOMINGDALE**

Contact Email: **BLOOMINGDALE701@GMAIL.COM**

Contact Phone: **248-249-7015**

PAYMENT INFORMATION (Remit To)

Payment Method (choose one): ☒ Check mailed via USPS ☐ ACH (AR email address and bank letter are required. Please include/attach.)

Info Below Same as PO Info Above: ☒

Address 1:

Address 2:

City:

State:

Zip:

Contact Name:

Contact Email:

Contact Phone:

AUTHORIZATION

By completing this form, Vendor acknowledges all of the following:

»Orders over \$500 will only be filled AFTER receipt of a valid RCS purchase order. Orders over \$500 filled without a valid RCS purchase order are NOT the liability of the District.

»All invoicing must be directed to RCS Accounts Payable, 52585 Dequindre Road, Rochester, MI 48307 or ap@rochester.k12.mi.us.

»Any changes to the above information must be provided IN WRITING to the RCS Purchasing Department at purchasing@rochester.k12.mi.us.

Signed:

**R. Bloomingdale**

Date: **8-13-2026**

Printed Name: **ROBERT BLOOMINGDALE**

Title: **PRESIDENT**



# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                          |                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.<br><b>Brook Kerith, Inc.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                          |                                         |
| 2 Business name/disregarded entity name, if different from above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                          |                                         |
| 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.<br><br><input type="checkbox"/> Individual/sole proprietor or single-member LLC<br><input checked="" type="checkbox"/> C Corporation<br><input type="checkbox"/> S Corporation<br><input type="checkbox"/> Partnership<br><input type="checkbox"/> Trust/estate<br><br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►<br><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.<br><br><input type="checkbox"/> Other (see instructions) ► | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br><br>Exempt payee code (if any) <b>1</b><br><br>Exemption from FATCA reporting code (if any)<br><br><small>(Applies to accounts maintained outside the U.S.)</small> |                                         |
| 5 Address (number, street, and apt. or suite no.) See instructions.<br><b>6360 N. Rochester Road</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                          | Requester's name and address (optional) |
| 6 City, state, and ZIP code<br><b>Rochester Hills, MI 48306</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                          |                                         |
| 7 List account number(s) here (optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                          |                                         |

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

|                                |   |  |   |   |   |   |   |       |
|--------------------------------|---|--|---|---|---|---|---|-------|
| Social security number         |   |  |   |   |   |   |   |       |
|                                |   |  | - |   |   |   |   |       |
| or                             |   |  |   |   |   |   |   |       |
| Employer identification number |   |  |   |   |   |   |   |       |
| 8                              | 1 |  | - | 1 | 4 | 2 | 8 | 9 0 7 |

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

|           |                                                      |                       |
|-----------|------------------------------------------------------|-----------------------|
| Sign Here | Signature of U.S. person ► <i>Robert Bloomington</i> | Date ► <i>8-12-26</i> |
|-----------|------------------------------------------------------|-----------------------|

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



**FAMILIAL DISCLOSURE AFFIDAVIT OF BIDDER**

The undersigned, the owner or authorized officer of BROOK KERITH INC (the "Bidder"), pursuant to the familial disclosure requirement provided in the Rochester Community Schools' (the "School District") advertisement for construction bids, hereby represent and warrant, except as provided below, that no familial relationships exist between the owner(s) or any employee of BROOK KERITH INC and any member of the Board of Education of the School District or the Superintendent of the School District.

List any Familial Relationships:

NONE

**BIDDER:**

BROOK KERITH INC.

By:

R. Bloomfield

Its:

PRESIDENT

STATE OF MICHIGAN )

COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the 12<sup>th</sup> day of August, 2026 by

ROBERT BLOOMFIELD



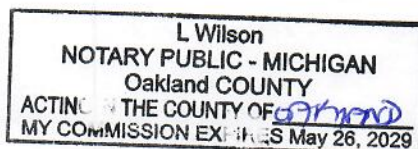
L. Wilson

, Notary Public

Oakland County, Michigan

My Commission Expires: May 26, 2029

Acting in the County of: Oakland



## ATTACHMENT 3

- ❖ Opportunity Resource Fund Letter of Interest and Proposal Sheet
- ❖ Woodward Birmingham Financial Group Letter of Interest



August 26, 2026

Robert Bloomingdale  
Brook Kerith, Inc  
6360 Rochester Rd  
Rochester Hills, MI 48306

RE: Harrison Community Center Project  
Loan Letter of Interest

Dear Robert:

Thank you for considering Opportunity Resource Fund ((OPPFUND) or Lender) as a potential lender for the Harrison Community Center Project. This letter will serve as a letter of interest on behalf of OPPFUND for a construction loan up to the amount of up to \$2,500,000 for the benefit of Brook Kerith, Inc, the proposed developers of the aforementioned planned project. We have completed a preliminary review of the materials you have submitted and such materials are under serious consideration. The following is a brief outline of the potential terms that we propose to underwrite for credit approval.

Of course, this letter is for discussion purposes only and does not represent a full commitment by OPPFUND to provide financing for the project nor an offer to commit, but rather is intended to serve as a basis for further discussion and negotiation. For example, 8.5% is listed as a possible interest rate but considering the volatility of the interest rate market and the economy overall, the rate offering could change based on our cost of funds. Our interest and preliminary terms are subject to change as our due diligence and discussions with you continue. Such a commitment can only be made after due diligence materials are received, reviewed and approved, and credit approval has been obtained.

The terms and conditions used for discussion purposes are attached to this letter.  
If you have any questions, please call me 313-462-2419.

Sincerely,

Carlton Shelton  
Senior Loan Officer



### PROPOSED LOI TERM SHEET

1. Business name: Brook Kerith, Inc
2. Owner/Borrower: Brook Kerith, Inc
3. Sponsor/Guarantor: Brook Kerith, Inc
4. Amount (rounded up): \$2,500,000
5. Interest Rate: 8.5%
6. Term/Amortization: 60 months/240 months
7. Payment period: Interest only for 12 months followed by 48 months P&I and ballon payment
8. Location of project: 89,716 square feet situated on approximately 4.33 acres located at 501 W. University Drive, Rochester Hills, MI
9. Collateral: First mortgage(s) on land and building located at 501 W. University Drive, Rochester Hills, MI
10. Guaranty: Brook Kerith, Inc.
11. Commitment Fee: 2%

**August 30, 2026**

Robert Bloomingdale  
Brook Kerith, Inc.  
6360 Rochester Rd  
Rochester Hills, MI 48306

**RE: Harrison Community Center Project – Letter of Interest**

To whom it may concern:

Woodward Birmingham Financial has received preliminary information, and we are in the process of securing the best available terms for a \$2,500,000 acquisition and construction loan for Brook Kerith, Inc., in relation to the Harrison Community Center Project, subject to completion of due diligence and final credit approval.

We will keep you apprised of feedback from our lenders.

Please contact me with any questions or to discuss next steps.

Sincerely,

A handwritten signature in black ink, appearing to be "LJ Dillon", with a stylized, cursive script.

Len J. Dillon

## ATTACHMENT 4

### ❖ Development Budget

## DEVELOPMENT BUDGET

**Development Name:** Harrison Community Center  
**City/Township/Village:** Rochester  
**County:** Oakland  
**Construction Type:** Renovation

| PROJECT DEVELOPMENT COSTS                                |                             | Amount             |
|----------------------------------------------------------|-----------------------------|--------------------|
| <b>Acquisition</b>                                       |                             |                    |
| Land                                                     |                             |                    |
| Building Acquisition                                     |                             | \$ 2,100,000       |
| Other:                                                   |                             |                    |
|                                                          | <b>Subtotal Acquisition</b> | <b>\$2,100,000</b> |
| <b>Hard Costs</b>                                        |                             |                    |
| Atrium Repairs, Elevator Repairs, Flooring, Roof Repairs |                             | 210,000            |
| Tenant Upgrades                                          |                             | \$ 40,000          |
|                                                          | <b>Subtotal Hard Costs</b>  | <b>\$ 250,000</b>  |
| <b>Soft Costs</b>                                        |                             |                    |
| Furniture & Fixtures                                     |                             | \$ 26,000          |
| Predevelopment Costs                                     |                             | \$ 230,000         |
| Carrying Costs                                           |                             | \$ 124,000         |
|                                                          | <b>Subtotal Soft Costs</b>  | <b>\$ 380,000</b>  |
| <b>TOTAL DEVELOPMENT COSTS</b>                           |                             | <b>\$2,730,000</b> |

| TOTAL DEVELOPMENT SOURCES                      |  | Amount              |
|------------------------------------------------|--|---------------------|
| <b>Senior Debt</b>                             |  | \$ 2,500,000        |
| Subordinate Debt                               |  | \$ -                |
| Donors and Room Spons                          |  | \$ -                |
| Project Sponsor Cash and In-kind Contributions |  | \$ 230,000          |
| <b>TOTAL DEVELOPMENT SOURCES</b>               |  | <b>\$ 2,730,000</b> |

| Sources & Uses            |              |
|---------------------------|--------------|
| Total Development Costs   | \$ 2,730,000 |
| Total Development Sources | \$ 2,730,000 |
| <b>Surplus/(Gap)</b>      | <b>\$0</b>   |



See ATTACHMENT 5

Letters of support and interest from:

- ❖ Dutton Farm
- ❖ Gifts for All God's Children
- ❖ New Day Foundation for Families
- ❖ Samsmile
- ❖ Rochester Police Department



# DUTTON FARM

February 28, 2026

The Harrison Center Project

Greetings,

I hope this message finds you well. I am writing on behalf of Dutton Farm to express our interest in becoming a nonprofit tenant at the former Rochester Community Schools administration building, as part of your exciting initiative, The Harrison Center.

We are truly inspired by your vision to transform this historic property into a dynamic community center that enhances health, well-being, engagement, and the arts for all residents of the Rochester area. The opportunity to serve as a vibrant hub for the community aligns perfectly with our mission.

At Dutton Farm, we are dedicated to empowering and supporting adults with disabilities, enabling them to live fulfilling and dignified lives. We appreciate the significance of this building, which once provided essential programming for special education students in Rochester. Personally, this space holds special memories for me, as my brother attended the STEP program there after graduating from Adams High School.

Having toured the building, I am confident that our mission resonates with the vision for The Harrison Center, particularly in the space that STEP once occupied. We believe that our nonprofit's presence would greatly enhance the collaborative spirit among the various organizations involved and contribute positively to the community's greater good.

We look forward to the opportunity to discuss this further with you and your planning team. Thank you for considering our proposal, and we are excited to see how The Harrison Center develops.

Warm regards,

Jenny Brown  
CEO  
Dutton Farm

Dutton Farm Inc  
2290 Dutton Road  
Rochester, MI 48306  
248-608-4173



"Gifts of Faith . . . .  
Gifts of Hope . . . .  
Gifts of Love"

"Whoever welcomes one of these little children in my name welcomes me . . ." Mark 9:37

February 5, 2026

Robert Bloomingdale  
via email: [bloomingdale701@gmail.com](mailto:bloomingdale701@gmail.com)

Dear Mr. Bloomingdale,

I am writing on behalf of Gifts For All Gods Children, a 501(c)(3) nonprofit organization, to express our interest in leasing space at **501 W. University, Rochester, Michigan.**

Our organization is actively exploring opportunities to secure a facility within the Rochester community that will support our mission and continue service to those in need. We are seeking approximately **6,000 to 7,500 square feet** of space that can accommodate our operational and program requirements.

We believe the property located at 501 W. University presents a strong potential fit for our organization and would allow us to expand our outreach while remaining committed to serving the Rochester area.

Thank you for your time and consideration. Please feel free to contact us should you need any additional information regarding our interest or our organization.

Sincerely,

*Patti Jacques*

Patti Jacques  
Executive Director

Gifts For All God's Children



February 16, 2026

Robert Bloomingdale  
Bloomingdale Contracting Co.  
6360 N. Rochester Rd.  
Rochester Hills, MI 48306  
*via email*

Dear Mr. Bloomingdale,

On behalf of the Board of Directors and staff of New Day Foundation for Families, I am writing to express interest in becoming a nonprofit tenant in the former Rochester Community Schools administration building at 501 W. University Drive as part of your proposed community center project, The Harrison Center.

Your vision to repurpose this historic Rochester property into a vibrant hub of community life — one that fosters community health and well-being, engagement, art and culture, and security for all residents of the Rochester area — is inspiring. Thank you for your leadership in bringing together stakeholders from the community to build a comprehensive plan for the February 23 presentation to the RCS Board of Education. I'm looking forward to attending.

As a statewide organization providing financial and emotional resources to cancer patients and their families, New Day Foundation for Families prioritizes family, community, partnerships and service. We believe our mission aligns with the vision and values being proposed for The Harrison Center. We're eager to discuss how our presence would complement other nonprofit partners you are recruiting and how we might contribute to the culture and community you envision for this historic facility.

Thank you for your love of community, thoughtful intentions, and for including organizations like ours as part of this inspiring vision for Rochester. We welcome the opportunity to meet with you and your planning team to explore this opportunity further.

With hope and gratitude,



Gina Kell Spehn  
Co-Founder and President

**Board of Directors**

|                     |                    |                  |
|---------------------|--------------------|------------------|
| Marc Griffin        | JoAnne Purtan      | Michael Spehn    |
| Matt Jamison        | Aaron Reeder       | Gina Kell Spehn  |
| Ed Lynch            | Caron Koteles Riha | Lori Wingerter   |
| Bobby Mukkamala, MD | Jeff Schmitz       | Dana Zakalik, MD |
| Curt Powers         |                    |                  |

**West Michigan Advisory Council**

|               |              |
|---------------|--------------|
| Chad Bassett  | TJ Meerman   |
| Peter Sheldon | Steve Norman |



*Samsmile*

*The Samuel J. Dewey Memorial Scholarship*

February 23, 2026

Dear School Board Members,

I am writing to introduce myself and Kristin Potestivo. We are the Co-Founders of Samsmile, a Rochester-based 501(c)(3) foundation.

Samsmile was founded to honor the life of Sam Dewey. Sam was a student at Adams High School when he ended his life by suicide in January of 2019, at the age of 16.

Our mission supports mental health advocacy, education, and suicide prevention in Rochester and throughout Oakland County. Our work supports essential services, provides programming, funds resources in local schools, and meets the needs of the larger community.

From inception, Samsmile has partnered with middle and high schools in the district, and we are honored to be the beneficiary of this year's Crosstown Charity Week, which kicks off this Friday, February 27, 2026.

We are interested in sponsoring and furnishing a Calm Room in the Harrison Center. We have created Calm Rooms in several schools and know the benefits these spaces have for young people. Calm Rooms provide a sensory-friendly environment for young people to self-regulate, relax, and decompress in a safe space.

As indicated in the proposal, there is a clear and present community need for accessible, affordable meeting rooms, community gathering areas, and presentation spaces. For charities like us, the right space can determine whether we can host a speaker, sponsor an event, or hold a program. The Harrison Center can potentially solve that problem for local charities that may not be tenants in the building, thereby extending its reach and service to the community.

Samsmile supports the Harrison Center proposal. We are excited about what it could offer the Rochester community and local non-profits. We look forward to being an initial partner in this exciting endeavor.

Sincerely,

Sheryl Bone  
Kristin Potestivo

Co-Founders, Samsmile  
[sjdoundation@samsmile.org](mailto:sjdoundation@samsmile.org)

*"Let your smile change the world, but don't let the world change your smile."*

[www.samsmile.org](http://www.samsmile.org)

# ROCHESTER POLICE DEPARTMENT

400 SIXTH STREET  
ROCHESTER, MICHIGAN 48307  
PHONE (248) 651-9621  
FAX (248) 963-0799  
<http://www.rochestermi.org>

Rochester Community Schools  
Board of Education  
52585 Dequindre  
Rochester, MI 48037

**Re: Harrison Center**

Dear Board Members,

Approximately one month ago, Mr. Bob Bloomingdale and I had a meeting regarding the old school administration building. During our discussion, Mr. Bloomingdale expressed interest in repurposing the building to host a variety of non-profit activities and community events.

I believe this particular building would serve as an excellent location for hosting community initiatives such as Neighborhood Watch meetings, Crime Stoppers, Hope Not Handcuffs, S.A.V.E.S Project and multiple training programs. I am currently developing a self-defense program for women, as well as a traffic stop safety class for our vulnerable community members, and this location would be ideal for hosting these programs.

As you are aware, our municipal complex currently offers limited space for such activities. This presents a timely opportunity to breathe new life into this historic location, transforming it into a vibrant community hub that benefits residents and organizations alike.

Thank you for your consideration. I look forward to discussing this possibility further.

Sincerely,



George T. Rouhib Jr.  
Chief of Police

## ATTACHMENT 6

- ❖ Town Hall presentation and interactive meeting results
- ❖ Rochester Post Article dated August 25, 2026

Today's Town Hall is interactive - please join





# Town Hall Meeting

The Future of the Former Harrison School Property

August 5, 2026





# The Former Harrison School Property

**501 W. University Drive in Rochester**

Approximately 4.33 acres

Approximately 89,700 square foot building

The Property's history dates to 1847, with the current building developed through several additions over many decades

Includes classrooms, offices, an auditorium, and other gathering spaces

In 1987, the historic Harrison School portion was placed on the State Register of Historic Places





# RCS Process & Timeline

The Rochester Community Schools Board of Education authorized a process to receive proposals for the sale of the Property

**July 2, 2026** — Request for Proposals issued

**August 17, 2026** — Deadline for questions from potential bidders

**August 31, 2026** — Proposals due

**September 2026** — Finalists anticipated to be selected and invited to interview

**October 2026** — Finalist presentations and anticipated Board of Education consideration of award

# Part 1: Community Engagement

Gather community perspectives about the future of the Property

Explore the potential directions for the Property

Identify the priorities the community wants decision-makers to consider

Document the input provided by participants



# Part 2: Harrison Community Center

Present the Harrison Community Center concept

Explain how the building could be preserved and reused as a community asset

Gather questions and suggestions about the concept

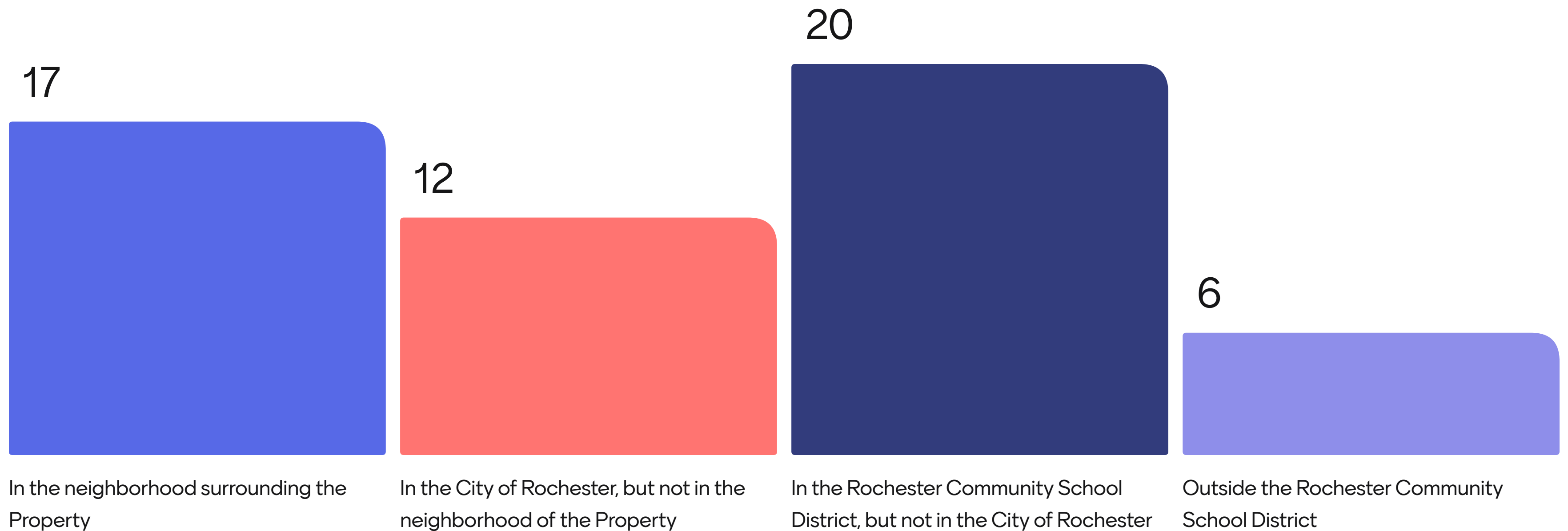


Today's Town Hall is interactive - please join





# Practice question for the presentation: Where do you live?



# Part 1:

# Community Engagement





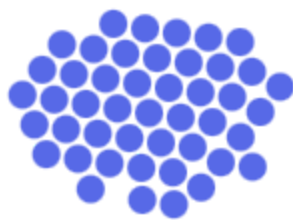
Q1

When you picture the Property 10 years from now, what are a few **words or short phrases** you hope describe it? (submit 3 responses)



Q2

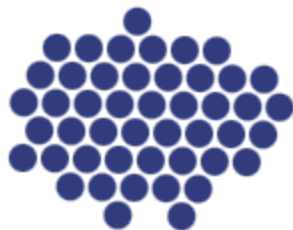
# What 3 priorities should guide the future of the Property?



46 Neighborhood compatibility



6 Tax revenue generation



47 Preservation of the Property for public use



10 No public funds or subsidy



42 Historic preservation of the building



4 New residential development



12 New mixed-use development



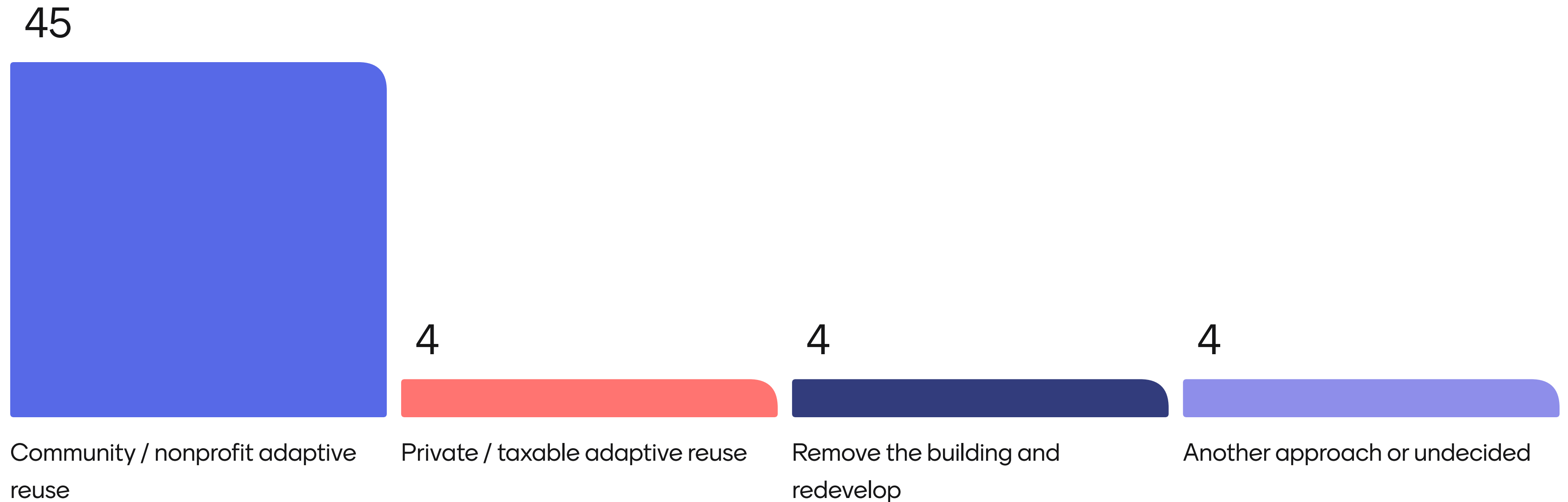
1 Immediate financial return for the School District



4 Open or green space

Q3

Based on what you currently know, what general direction **comes closest** to your preferred use future for the Property?



# Explore Your Current Direction

We will ask you to join a discussion table that most closely reflects your current thinking

You are not committing to a position, just joining a discussion

You do not need to agree with all aspects of the direction

The purpose is to explore the approach



1. Community/nonprofit adaptive reuse
2. Private/taxable adaptive reuse
3. Remove and redevelop
4. Another approach or undecided



# Table Discussion

Work with your table leader

Share your perspective

Approximately 10 minutes









# Table Report Out

The most important potential benefit or outcome your table identified.

The most important concern or risk your table identified.

One key point you want the community and School District to understand.

Q4

Of the priorities discussed tonight, which one should receive the greatest consideration when decisions are made about the future of the Property?



9 Neighborhood compatibility



2 No public funds or subsidy



3 New mixed-use development



11 Historic preservation of the building



27 Preservation of the Property for public use



1 New residential development

0 Immediate financial return for the School District

0 Open or green space

Q5

# What is the one thing you most want the School District to understand as it considers the future of the Property?

Sustainable

Listen to the community stakeholders

This site is significant to the community's longstanding commitment to education and community engagement.

Keep the legacy of the building, keeping it historic and serving children.

To represent the community's preference/voice

Tax \$ isn't everything in this case.

Historic preservation with an emphasis on education and resources for the community.

It's important to consider how this will impact CURRENT residents, business owners, and other contributors to the community.

Q5

What is the one thing you most want the School District to understand as it considers the future of the Property?

This building should be designated for community engagement and services

Use it for more than just high end residential. Some community aspect would be great. Maybe affordable or mid-income residential...need more diversity in Rochester

Preservation of the city and the school district history.

Stakeholder input is important, no secret maneuvering like what was done previously.

For the whole community

Make sure there is a public use

Maintain some historic values of the property.. physically but also that it was a center for education

What legacy does the district want to leave with this decision/sale? Money is always a driver, as a district are we empowering positive inclusive growth in our community.

Q5

What is the one thing you most want the School District to understand as it considers the future of the Property?

The Harrison building should provide an historically preserved space for the future generation through community and non-profit use.

Not retail or space to live

Community benefit is as important as financial gain.

Preserve historic building while making and Community use of spece.

Use need to complement Rochester. We have a downtown, great parks , bike path

Belongs to community should be used for the community

The School Board should listen to the community and continue to use the building to serve the Community as it has for over 150 years.

Please consider the historic significance of this building , paid for by taxpayers, for education. Preserve the building for public use .



Q5

# What is the one thing you most want the School District to understand as it considers the future of the Property?

Wishes of the community!

Longevity of the next use of this property is an important factor to consider.

There are more long term benefits to be gained by reuse than by one injection of money from the highest bidder.

Listen to the community  
\$ isn't everything

The building and property does not become to them. They have to do what the community wants because the community paid for it

Keep the legacy of the building by keeping it historic and serving children

I hope that when you look at the proposals that the development is for the common as a home and not just a few

The result if this decision will have a long-term impact on the appearance and charcter of our community. It must contribute broadly to the residents of Rochester.

Q5

# What is the one thing you most want the School District to understand as it considers the future of the Property?

Sure that is more than just high and residential. Preferably a community component and affordable or mid income housing

The award recipient possesses the resources, expertise, and collaborations necessary to implement the vision promptly.

Be responsible to the taxpayers and don't let an opportunity get away that would bring families into town with \$1,000,000. / year tax revenue.

Be cost neutral and improve appearance of the property.

Minimum impact on community.

Community owns the building

It's not their property it's the taxpayer of rcs property

Historical preservation and community coupled with adaptive use should have priority over profits.



Q5

# What is the one thing you most want the School District to understand as it considers the future of the Property?

Preserve the character and safety of the nearby neighborhood.

They should consider the passion of the community for the history of the building and the opportunity to enhance opportunities for people to gather, learn and support each other

Preserve this beautiful historic building for our community. Mixed use with consideration for art and music venues.

Don't decide purely on the biggest price. Consider this has been a community property for 100++ years and should stay as a community property. This could be a RCS legacy to continue for many years.

Historic preservation and adaptive reuse benefit our community.

Community paid for the building

Historic is important!!

The importance of the history and building brings to our community. For over a century the community has supported the district via taxes and this building can provide so many opportunities

Q5

# What is the one thing you most want the School District to understand as it considers the future of the Property?

How this property is used will have an impact on the community, in terms of noise, traffic, and safety. Our community has supported Rochester schools for decades, please consider us.

to understand rochester but also think about the future of community based public spaces

Prioritize the community and historical significance of this building and what it could offer instead of your usual agendas.

Our history and the character of Rochester is unique Please help us preserve it for the community

Innovate, do not follow. Preservation of history is important however, we should be embracing the future.

This property belongs to the community and should be a hub of the community for learning and historical purposes. Trades, innovation, financial literacy, career development, etc

Please make a positive decision on the building to serve the community. We have enough homes.

Make the bldg. a part of community , enjoyed and useful for everyone. Make the bldg. beautiful on the outside, too

Q5

# What is the one thing you most want the School District to understand as it considers the future of the Property?

I would like them to hear the residents' ideas of having something that is beneficial for the community instead of more and more tax increases for schools.

an educational and cultural offering to the youth and families. A safe meeting place. Opportunities for creativity and sharing - a third place

To preserve the educational value/significance and historical uniqueness of the building and property.

consider the best use for the entire community (all ages, genders, races) vs deep pockets. This land has unlimited potential and can be another gem of our region that attracts for generations.

Sensitive reuse as a community focused use at a much smaller scale than the whole building, say just the original Harrison piece and the rest green space with revenue generating elements along Univer

Most financially beneficial should not be the 1st consideration. Respect for the history of the building and repurpose for our city residents

This legacy of this property serving the community should be the priority of the Rochester schools.  
Restoration

Consider aesthetics and community harmony

Q5

What is the one thing you most want the School District to understand as it considers the future of the Property?

Ask the community!

Rochester currently has a number of housing projects that are approved and land has been waiting number of years for development. Please save our iconic Old Admin Building as community building & use

Preserve the legacy

# Community Engagement Concluded

Thank you for sharing your perspectives!

We will now present the Harrison Community Center concept as one potential future for the Property.





Today's Town Hall is interactive - please join

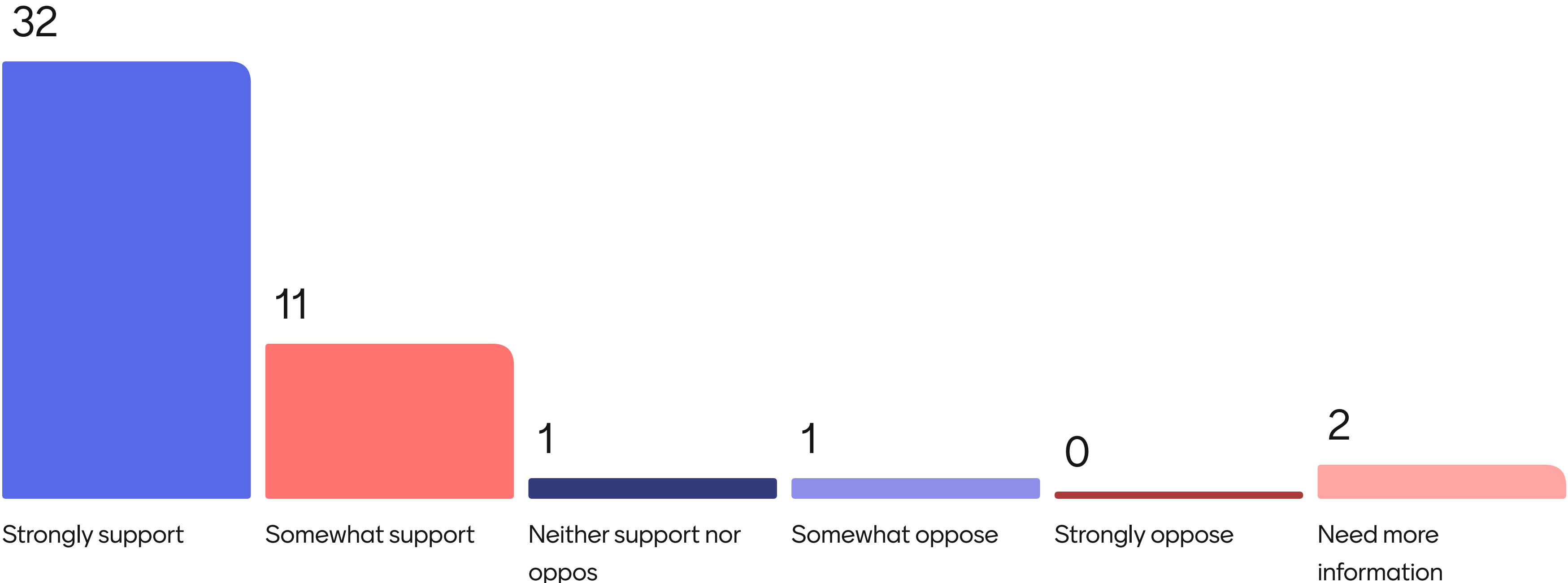


# Part 2:

# Harrison Community Center Presentation



After hearing the presentation, what is your current level of support for the Harrison Community Center concept?



Q7

# What aspect of the Harrison Community Center Project is most compelling?

Preservation of the building and legacy

Non profit having a bigger presence and ability to help others

Serving kids

Creating community space for collaboration, co-working and events

Preservation and community use

A place for community engagement

Serves the community. We don't need more high income residential

Having a notable, centralized hub in the community.

Q7

# What aspect of the Harrison Community Center Project is most compelling?

Multiple community uses  
for various ages

Community reuse

Community connections  
& Preservative

Assured occupancy

Historic preservation of  
the building and the  
land it sits on.

Neighborhood theater

Preservation of a  
historic building

Wonderful building to  
continue serving the  
community for future  
generations

Q7

# What aspect of the Harrison Community Center Project is most compelling?

Providing a community center currently not available

Maintaining history

A place for teens to gather

Preservation of the building while providing needed and wanted services and resources for the community

Adaptively reusing the building for community benefit.

Historic preservation of some smaller portion of the building. Original Harrison piece

Community engagement Multi-generational use Multi-function usage

Non profit and use for the arts

Q7

# What aspect of the Harrison Community Center Project is most compelling?

Maintaining a historic and community centered project.

The fact that the building won't be torn down and it can impact the entire community

Adding new/more activities, value and culture to Rochester while preserving the historical building.

Assured occupancy

Community involvement, historical significance preserved and little infringement upon the neighborhood.

Generalized location and usage

Community residents able to benefit from the center while keeping the historic beauty of the c

The footprint not changing and the space being utilized by community value without raising taxes.



Q7

# What aspect of the Harrison Community Center Project is most compelling?

The potential of the project is for the community.

Area to preserve history and gather community. Would like to see open space opportunities for all of the community, not just the nonprofits.

Community benefit

Maintaining the legacy with minimal negative impact to the neighborhood. Using the building for nonprofits and community.

Preserving the building and providing opportunities for community engagement. Love the nonprofits!

Public spaces without requiring tax support.

Two fold...preservation of the building, and community use.

The use of the space from interested non-profits while preserving the historical character.

Q7

# What aspect of the Harrison Community Center Project is most compelling?

Opportunity for the arts to have space for exhibits, performance and collaboration space

Community engagement All ages use Mult-purpose usage

While the vision is compelling, concerns exist regarding the financial implications and long-term ownership costs.

Having a strong non profit organization in our neighborhood creates community connections.

Saving of the building and keeping community in the space ( as the building has been used for 100 of years and was intended to be used).

Preserving an old building for new use thereby preventing filling landfills with building materials and negatively impacting the environment.

Upfront money to get started. What will be the source and at what cost?

Utilizing a historic community asset



Q7

# What aspect of the Harrison Community Center Project is most compelling?

Historic Preservation

Seeing an added value  
to people and  
community

Build upon our strengths

supports local nonprofit to  
have an office space and the  
community engagement  
section. I wonder if the  
community engagement space  
could have a conference rooms  
for nonprofits to rent to host  
events.

Historic preservation  
with benefit to the whole  
community

A place to meet others

Community Hub

To get on with project and  
make bldg. alive and of use.  
We are a vibrant community  
dso make this piece of  
property reflect that.

Q7

# What aspect of the Harrison Community Center Project is most compelling?

Preservation of the building  
Multi use for community -  
non-profit organizations

Historic preservation

Historic preservation of  
just the original Harrison  
building piece

Community service

A space for nonprofits

Q8

# What question, concern or suggestion should the team consider?

local traffic

Getting city hall to support this

Where will financing be obtained?

Clearly explain the impact to the neighborhood

Traffic,care of exterior

Safety and security of the building and people the building serves

Can we trust this group to execute the vision as it's been shared?

That the use be an asset to the neighborhoods in addition to the overall community.

Q8

# What question, concern or suggestion should the team consider?

Accessibility and sustainability. Open space for new ideas

Financial sustainability. Impact of nonprofit clients on the surrounding neighborhood

Accessibility and affordability to the potential nonprofits.

Will the building revenue be enough to sustain it? Who will run the building itself?

How can we help

Same answer as last question

Enhance property values. Increase safety and security in the area

Financial sustainability is my main concern.

Q8

# What question, concern or suggestion should the team consider?

How important the development is to the community.

Make building safe and sustainable. Does it have asbestos? Keep the history, but some of the building may be better rebuilt rather than retrofit.

Financial longevity

Need to be forward looking and sustainable through gutter generations

Traffic issues

Available space for everyone Non profits having space to grow and serve communities

Historical value  
Sustainable

Duplicate of activities that other organizations already provide, parking/ traffic issues, neighborhood impact, making it self funded.



Q8

# What question, concern or suggestion should the team consider?

The associated costs and funding mechanisms.

I love the idea! I would consider retail/space to engage with others (coffee shop, restaurants, co-work, places of use for those that don't care as much about the nonprofit landscape).

What can i do to help?

Somewhat concerned that that the will be able to gain traction and prosper.

Do the school system and city value our opinions?

Scale back. Love the enthusiasm, but concerned for financial success and more importantly the negative impact to the neighborhood

This should be for the Rochester community, not other communities. Safety and traffic need to be addressed.

What relationship will Harrison Community Center have with the existing Rochester Community Center?

Q8

# What question, concern or suggestion should the team consider?

I find it hard to believe the renovation can be done for \$4 million. My concern is that the final result needs to look, and be, a high-quality space that the community wants to use

What can we do to help

What types of non profits will be selected? Will there be a true community space for learning trades innovation etc

The school board said \$20 million was required to fix the building. Your estimate was much less.

Tax value for a 1.5 million dollar seems low

Long term viability of serving as a community center

And the negative effect on adjacent property values

Make a public website to follow



Q8

# What question, concern or suggestion should the team consider?

Historical Sustainable  
Open to all people

Ensure the building is not torn down ever as to preserve its presence in the community. Have the city change zoning codes so no single family homes can ever be built on the school Property.

It's important to me that the purpose of the building not look to replicate services already available in the city but to provide solutions for the needs that do not currently exist in the city.

Possible one way traffic to and from the center.

What would be of utmost benefit to the city and its people, NOT the special interest groups or private developers.

Need a deeper understanding of restoring and maintaining a historical building.

# Let's Get to Work Together

Contact

Robert Bloomingdale  
Project Lead



Thank you



PHONE

248-249-7015



EMAIL

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# Community group continues to rally to save historic building

August 25, 2026

By Mary Beth Almond

ROCHESTER — A community group hoping to save the Rochester Community School District's former administration building at 401 W. University Drive is forging ahead with a proposal to repurpose the historic building for the community.

## History

A school building has been on the site since a private academy was first built on the property in 1847, Rochester-Avon Historical Society President Tiffany Dziurman. It was converted to a public school in 1857, burned down in a reported arson fire in 1888 and was eventually replaced with a new school in 1889 — first known as the Avon School District #5 Schoolhouse and eventually renamed the William S. Harrison School. In 1916, the first Rochester High School building was built at the corner of University Drive and Wilcox Street, and it was eventually connected to the Harrison School building via an addition in 1928. The 1889 Harrison School building was placed on the Michigan Register of Historic Places in 1987, although an official marker was never erected for the building. The district's last major renovation of the structure was in 1988.

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The Rochester Community Schools district is selling approximately 4.34 acres of property, which is zoned residential and includes the former RCS administration building.

Photo by Mary Beth Almond

Knowing that the building is in dire need of updates, the school district hired architect Kingscott & Associates to complete an assessment of the structure in 2018, which identified issues with infrastructure, code and Americans with Disabilities Act compliance that would cost the district anywhere between \$21.2 million and \$29.1 million in renovations. Tearing it down and constructing a new facility would cost between \$26.4 million and \$31.4 million, according to the 2018 report.

The district ultimately opted to purchase the former Letica Corp. office and warehouse facility at 52585 Dequindre Road for \$7 million to serve as its new administration building, leaving the old building vacant.

### **A new future**

In early July, RCS released a request for proposals for parties interested in purchasing approximately 4.34 acres of property, which is zoned residential and includes the former RCS administration building, an existing three-story structure containing approximately 89,716 square feet of building area. All proposals must be submitted by 5 p.m. Aug. 31.

Robert Bloomingdale, the founder and president of Bloomingdale Construction Co., has been working to develop a proposal with a team, including: Jaymes Vettraino, of Vettraino Consulting; Tom Johnson, principal at Landmark Development; Andrea Walker, of Walker Publicity; Tiffany Dziurman, local historian and member of the Rochester-Avon Historical Society; Sue Keels, the former director of the Royal Park Hotel; Teckla Rhoads, the chair of Paint Creek Center for the Arts board; Domenic Morelli, vice president of Life Remodeled, a Detroit-based nonprofit focused on community revitalization; and others.



Approximately 70 stakeholders and community members attended the Harrison Community Center Town Hall meeting Aug. 5 at the Rochester Community House to learn about the project and share their ideas about the property.

Photo by Mary Beth Almond

The team recently held a town hall meeting, which included a community visioning session and a presentation of how the group hopes to preserve the building while transforming it into a community center that will serve Rochester for generations to come.

“Our goals are to preserve and adaptively reuse this historic building to create an independently operated, financially sustainable community center,” he said.

Over 70 people attended the meeting, held Aug. 5 at the Rochester Community House.

“There will be differences of opinion no matter what building use happens here,” Vettraino said. “What we hope to do is to make sure that we include the community from the start, before we even put a proposal in.”

The first half of the meeting focused on community engagement, with the goal of getting opinions from the community regarding what they think of the property, their priorities for the property, their overall vision for the property and more.

“We can use that data that we collected in the first half to make sure that we’re communicating in our proposal to the school district the thoughts and concerns that are raised,” Vettraino explained. “We’ll make sure that in what we’re trying to develop, we address as many of those as possible.”

The new community center, Bloomingdale explained, will focus on four main areas, community engagement, community health and well-being, art and culture, and community security.

Community engagement, he explained, will be the focus of the main level of the building, with the existing auditorium and atrium.

“You could go there for a dance or music recital, possibly an art exhibit, or even old movies during the holidays. It would be a place for the community to go,” he said.

In the middle of the building is a shipping and receiving area, which Bloomingdale noted is “pretty hard to use for community engagement.” However, he said the nonprofit Gifts for All God’s Children is interested in using the space for its collection and storage of Christmas gifts for thousands of local children in need.

The basement, he said, could be used as a gathering space for teens.

“We have teenage grandkids that live in Rochester, and they are always complaining there is no place for them to go, nothing to do, and no place for them to hang out, so we’re thinking we could program that,” Bloomingdale explained.

The second and third levels of the community building, which he said are essentially a maze of offices, would be available for nonprofits to lease. Paint Creek Center for the Arts, Dutton Farm, A New Day Foundation, Samsmile, Gifts for All God’s Children and others have already expressed an interest, according to organizers.

“We have over 50% of it spoken for from people who are interested in it,” Bloomingdale added.

The Paint Creek Center for the Arts is currently working to incorporate arts and culture into the project.

The fourth area, community security, is “near and dear” to Bloomingdale’s heart. The team hopes to find the best support that could be offered at the community center for those headed down a troubling path. Rochester Police Chief George Rouhib said he would also love to come to the center and provide community safety and security seminars.

Tom Johnson, principal at Landmark Development, said the project, which is expected to cost around \$4 million, would include roof replacement, repairs to the atrium, fixing elevators, installing new flooring and more. Johnson, according to Bloomingdale, has been raising the funding for these types of projects for decades, including the Webster Community in Pontiac — where they took a 55,000-square foot former elementary school and totally renovated it. In that project, Johnson raised \$37 million, according to Bloomingdale. The Harrison Community Center team has been advised it needs to raise 20%-25% of the \$4 million locally, which would then open the project up to investment from various community foundations, which want to see community interest and involvement.

Bloomingdale said his team has resolutions from all three local historic commissions — The Rochester Historic Commission, the Rochester-Avon Historical Society, and the Oakland Township Historic District Commission — saying that they express an interest

Following the Aug. 31 deadline for RFP submissions, the district said, administrators will begin the process of reviewing proposals. Any recommendations for the sale of the property, according to the district, will be presented by the superintendent to the school board for approval.

For more information about the Harrison Community Center project or to donate to the project, email [harrisoncentermi@gmail.com](mailto:harrisoncentermi@gmail.com) or visit [www.harrisoncentermi.org](http://www.harrisoncentermi.org).

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## ATTACHMENT 7

❖ Annual Projected Operating Statement



## OPERATING STATEMENT

### DEVELOPMENT INCOME

|                                                     |                  |
|-----------------------------------------------------|------------------|
| Annual Gross Commercial Rental Income               | \$645,372        |
| Annual Gross Parking Income                         | \$0              |
| Annual Other Income                                 | \$251,317        |
| <b>Gross Income</b>                                 | <b>\$896,689</b> |
| Vacancy Loss (Residential, Commercial, Hospitality) | (\$96,806)       |
| <b>Net Income Potential</b>                         | <b>\$799,883</b> |

### DEVELOPMENT OPERATING EXPENSES

|                                         |                  |
|-----------------------------------------|------------------|
| Administrative Expenses                 | \$217,500        |
| Utilities                               | \$98,000         |
| Maintenance and Non-Capitalized Repairs | \$173,400        |
| Property Liability Insurance            | \$21,000         |
| Reserve Requirements                    | \$26,000         |
| <b>Total Expenses</b>                   | <b>\$535,900</b> |

**Cash Flow Available for Debt Service / NOI** **\$263,983**

#### Amortizing Loans

|            |                           |           |
|------------|---------------------------|-----------|
| Loan 1 DS: | Fully Amortized Bank Loan | \$202,562 |
| Loan 2 DS: |                           | \$0       |

**Cash Flow Available for Distribution** **\$61,421**

Debt Service Coverage Ratio **1.30**

| LOAN<br>TERMS | Loan Amount | Term Mos. | Amort.<br>Mos. | Interest<br>Rate | Refi. Rate |
|---------------|-------------|-----------|----------------|------------------|------------|
|               |             |           |                |                  |            |
| 1st Mortgage  | \$2,500,000 | 60        | 300            | 6.50%            | 7%         |
| 2nd           | \$0         | 60        | 300            | 6.50%            | 7%         |

See ATTACHMENT 8

- ❖ City of Rochester Resolution Regarding
- ❖ Michigan Historic Preservation Network letter
- ❖ Rochester-Avon Historical Society Resolution
- ❖ Charter Township of Oakland Historic District  
Commission Resolution



## City of Rochester

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### RESOLUTION REGARDING SALE OF ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING AT 501 W. UNIVERSITY DRIVE

**WHEREAS**, Rochester Community Schools (“RCS”) is the owner of developed property known as the RCS Administration Building (“RCS Building”) located at 501 W. University Drive in the City of Rochester (“City”), which serves as the school district’s administration offices;

**WHEREAS**, RCS has purchased a different parcel of property in the City of Rochester with the intent to relocate its administrative offices from the RCS Building;

**WHEREAS**, it is the City of Rochester’s and the Rochester City Council’s understanding that RCS is in the process of evaluating the RCS Building, while consulting with an advisory committee, the Legacy Committee; and

**WHEREAS**, the City of Rochester and the Rochester City Council considers the RCS Building and the various artwork, murals, artifacts and other components located therein to have great historical significance, and that great care and thought should go into saving, relocating and repurposing as much of the property’s historical heritage as possible.

**NOW THEREFORE, BE IT RESOLVED** as follows:

1. That the City of Rochester and the Rochester City Council values its relationship with the school district and encourages a strong rapport to serve the best interests of the community;
2. That the City of Rochester and the Rochester City Council values historical preservation and places great historical significance on the RCS Building and the historical items located therein;
3. That the City of Rochester and the Rochester City Council encourages the RCS Board of Education to consider alternative use or redevelopment of the property, including repurpose or relocation of the historical artifacts located therein, that complements the interests of the community and respects the historical heritage of the site;

4. That the City of Rochester and the Rochester City Council encourages the RCS Board of Education to maximize opportunities for preserving the RCS Building, along with the WPA mural by Marvin Beerbohm, the WPA bas relief by Leonard Jungwirth, the various artwork, murals, artifacts and other historical components located therein, and expresses its willingness to participate and lend assistance in furtherance of this goal.

Made and passed this 24<sup>th</sup> day of January, 2022.

#### **CERTIFICATION**

I, Lee Ann O'Connor, the duly authorized Clerk of the City of Rochester, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the City of Rochester City Council on January 24, 2022.

A handwritten signature in black ink, reading "Lee Ann O'Connor", is written over a horizontal line.

Lee Ann O'Connor, City Clerk



## MICHIGAN HISTORIC PRESERVATION NETWORK

November 17, 2025

Harrison Community Center Group  
Bob Bloomingdale  
6360 N Rochester Rd  
Rochester Hills, Mich 48306  
Bloomingdale701@gmail.com

Dear Mr. Bloomindale,

I'm the Executive Director of the Michigan Historic Preservation Network (MHPN), a state-wide non-profit that supports the sustainability and economic viability of Michigan's historic places through advocacy, education, and direct action. I am writing to express my enthusiastic support for the preservation, restoration, and adaptive reuse of the Rochester Community Schools' Administration Building at 501 W. University Drive, Rochester, Michigan.

Our historic schools, built to last and, in many cases, still structurally sound, were once the heart of our communities. There are many examples throughout the state and the country of obsolete schools being successfully repurposed. Developers value them for their locations within the community, adaptable floor plans, and the various financial incentives available. More importantly, repurposing these schools can bring significant benefits to the community, including increased housing options, job opportunities, and cultural spaces.

Whether as housing, office space, retail, or entertainment venues, these buildings deserve a second chance to serve their community. The potential redevelopment of the Rochester school complex is an encouraging step, given that so many of our historic schools are being torn down by school districts that lack the imagination or will to reimagine them as community centers once more.

Please feel free to share this letter of support with your colleagues and elected officials.

Sincerely,

A handwritten signature in blue ink that reads "Brenda Rigdon".

Brenda Rigdon  
Executive Director

---

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Lansing, Michigan 48906  
Phone 517-371-8080  
Fax 517-371-9090  
Email [info@mhpn.org](mailto:info@mhpn.org)

**Resolution in Favor of Historically Preserving the Rochester Community Schools  
Administration Building at 501 W. University Drive, Rochester, MI**

**Rochester-Avon Historical Society Resolution No. 01-2022**

**Whereas**, the mission of the Rochester-Avon Historical Society (RAHS) is to help preserve, collect, and interpret the history of the greater Rochester area, as well as to foster an appreciation for local history; and

**Whereas**, the City of Rochester's historic character is visible in remaining structures, buildings, and sites, like the current Rochester Community Schools (RCS) Administration Building, yet the area's historic charm is rapidly deteriorating and in danger of being lost to future generations; and

**Whereas**, the Village of Rochester was platted in 1826 and in 1829 the village became Avon School District No. 5; and

**Whereas**, the Avon School District No. 5 Schoolhouse, built in 1889 and named the William F. Harrison Building in 1934, was listed on the State Register of Historic Places in 1987; and

**Whereas**, RAHS has taken the initial steps to nominate the RCS Administration complex to the National Register of Historic Places; and

**Whereas**, the RCS Administration Building has been a school or school office for 133 years and the site of a school building for 175 years; and

**Whereas**, The RCS Administration Building complex is currently for sale; and

**Whereas**, RAHS believes the RCS Administration Building and the New Deal bas relief by Leonard D. Jungwirth and an oil painting by Detroit artist Marvin Beerbohm located therein; as well as other artifacts, photographs, and ephemera located therein have great historical significance; and

**Whereas**, RAHS believes that the preservation, restoration, and adaptive reuse of the RCS Administration Building located at 501 W. University Drive, significantly contributes to the historical character, beauty, and economic vitality of Michigan, Oakland County, and the Greater Rochester area; and

**NOW, THEREFORE, LET IT BE RESOLVED** that RAHS urges the RCS Board of Education to emphasize and maximize the historical preservation of the RCS Administration Building located at 501 W. University Drive.

**Signed:**

|                                      |                           |
|--------------------------------------|---------------------------|
| RAHS President: Tiffany Dziurman     | <u>Tiffany Dziurman</u>   |
| RAHS Vice President: Sarah Helferich | <u>Sarah Helferich</u>    |
| RAHS Treasurer: Mary Howarth         | <u>Mary K. Howarth</u>    |
| RAHS Secretary: Janet Raymond        | <u>Janet Raymond</u>      |
| RAHS Board Member: Katie Stozicki    | <u>Katie Stozicki</u>     |
| RAHS Board Member: Carla Gallusser   | <u>Carla T. Gallusser</u> |
| RAHS Board Member: Richard Dengate   | <u>Richard Dengate</u>    |

|        |                |
|--------|----------------|
| Dated: | <u>2-19-22</u> |
| Dated: | <u>2-19-22</u> |
| Dated: | <u>2/19/22</u> |
| Dated: | <u>2/19/22</u> |
| Dated: | <u>2/14/22</u> |
| Dated: | <u>2/19/22</u> |
| Dated: | <u>2/19/22</u> |

CC: City of Rochester City Council  
Blaine Wing, City Manager  
Rochester Community Schools Board of Education  
Rochester Hills City Council

Oakland County Board of Commission  
Oakland County Historical Commission  
Michigan Historic Preservation Network  
Michigan State Historic Preservation Office

**RESOLUTION FOR HISTORIC PRESERVATION  
REGARDING ROCHESTER COMMUNITY SCHOOLS  
ADMINISTRATION BUILDING**

**Charter Township of Oakland Historic District Commission  
RESOLUTION No. 01-2022**

**Whereas**, the historic buildings, neighborhoods and places in Michigan villages, towns and cities distinguish each community and provide character and a sense of place that contribute significantly to the quality of life; and,

**Whereas**, the Rochester Community Schools (RCS) Administration Building was first a school that served Oakland Township, Rochester Hills, and the City of Rochester as early as 1889 and up until 1973 as Central Jr. High School; and,

**Whereas**, The Harrison Building, (part of the RCS Administration Building) was awarded a State of Michigan Historical Marker in 1987 which reads "The Avon School District #5 Schoolhouse has historical significance for its association with early educational development in Avon Township and Rochester. It has architectural note as an early work of Claire Allen, who specialized in the design of institutional buildings throughout Michigan. This building sits on the site of the first private school in Avon Township, constructed in 1847. This school was deeded over to Avon School District #5 in 1857" and,

**Whereas**, RCS has purchased a different parcel of property in Rochester with the intent to relocate its administrative offices from the RCS Administration Building and will be selling the historic building; and,

**Whereas**, the Greater Rochester Community, and most residents from Oakland Township, who have attended RCS have a 133-year history with the school building and a 175-year history with the school site, and,

**Whereas**, the Oakland Township Historic District Commission (HDC) considers the RCS Building and the various artwork, murals, artifacts, and other components located therein to have great historical significance, and encourages RCS Board of Education to place great emphasis on the historical nature of the building and contents; and,

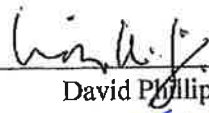
**Whereas**, the Rochester Avon Historical Society has applied to the State Historic Preservation Office for possible listing of the RCS Administration Building in the National Register of Historic Places. The State and National designations may allow restoration work and adaptive reuse expenditures to qualify the owners for the States Historic Preservation 25% Tax Credit; and,

**Whereas**, the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Michigan communities; and,

**NOW, THEREFORE, LET IT BE RESOLVED** that the Oakland Township Historic District Commission of the Charter Township of Oakland, Michigan, understands that it is not the owner of the RCS Building and cannot control the desired historical preservation, but that this Resolution encourages the RCS Board to maximize historical preservation for the RCS Administration Building.

Signed:

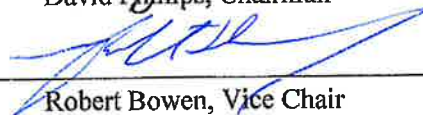
HDC Chairman:



David Phillips, Chairman

Dated: JAN 20th 2022

HDC Vice-chair:



Robert Bowen, Vice Chair

Dated: 1/25/22

**AYES:** Bargy, Gerhard, Mangiapane, Phillips, Sanderson  
**NAYES:** Jarzyna  
**ABSENT:** Bowen

**CC:** OT Board of Trustees  
Adam Kline, Township Manager  
Rochester Community Schools Board of Education  
Rochester City Council  
Rochester Hills City Council  
Oakland County Board of Commissioners  
Michigan Historic Preservation Network  
Michigan State Historic Preservation Office