

LETTER OF INTEREST

12/02/19

VM Builders, Inc

\*Valdy Biernacki / Broker

11230 Southwest Hwy

Palos Hills, IL 60465

\*Dan Keller / Broker

955 Lakeshore Blvd

Marquette, Michigan

City of Negaunee,

We are writing to express our interest in the Mather B 33acre sight. We are an experienced team, very dependable, organized and design support team in house. We have extensive commercial experience and proven track record in Illinois and Michigan. Look forward to the opportunity to meet with City of Negaunee to engage our outlook with the City's future goals. Given the hearty investment by VM Builders, Inc we present our Bid of \$45,100.00

Thanks for your time with this matter,



Dan Keller

906-362-5263

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

City of Negaunee, Mather B

City of Negaunee,

We have included renderings and 3D overview of a recreational 33acre theme. This example reveals the true potential for a Brownfield to convert to non-homestead B2 use with increased SEV with retail sales tax revenue. Soccer arena which includes American football, Lacrosse, baseball pitching and a variety of athletic and social activities. Rustic cabins and RV sights with full view of Teal Lake will prove to be a step above other RV parks without the attributes that this location offers with easy access of US 41.

Thanks for your time,

A handwritten signature in black ink, appearing to read "Dan Keller". The signature is stylized with loops and a long horizontal stroke at the bottom.

955 N. Lakeshore Blvd,

Mqt, Mi 49855

City of Negaunee, Mather B

Our development activities for over 25 plus year in the Illinois, Indiana, Oklahoma and Michigan follows a leadership and final project completions.

Mr.Biernacki leads our group with a national and international commercial construction restoration experience. Realtor broker experience in Illinois and Michigan new construction design / project manager and owner in Marquette township Up the Sky LLC. Design and real estate commercial knowledge offering an edge to this historical building restoration and knowledge of the investment required to perform and concrete relationships of over 40 commercial investment style brokers in the Chicago area.

Projects in Marquette County

- 11 condo’s built 2009 @ 351 West Main, St. Marquette, Mi.....2.5 mil
- 15 building lots 2012 @ 1301 -1315 Picnic Rocks Drive condo land development &
- 3.25 acre factory demo @ 955 lake Shore Blvd, Marquette, Mi.....1.5 mil
- 69.34 acre @ O Cty Rd HQ, Marquette Township..... 1.4mil

All of our projects retain high equity holdings and Bayou Court Condominium outperforming the real estate experts with the early bird idea of short term stay in unique locations. VRBO called us asking data info as well as Marquette Lakeshore Blvd corridor groups research team in Madison, Wisconsin area for years. Media design for these projects as well as project management support are in house with dual support of Palos Hills, Illinois and Marquette, Mi.

Mr. Keller, brings commercial management experience since 1980 to present date with wide variety of business creations. All the land in Marquette county was acquired through investors funding searching for solid land purchases with future growth potential.

Keller, Dan

1980 -1984 Oil Field Project Supervisor in Morris, Oklahoma drilling 95 oil and gas wells on a 25,000 acres field. Up to 3 drilling units operating 24/7 for 3 years than supervised all payroll /production activities.

1983 -1984 Supervised and built a 3 ½ mile natural gas pipe line and drip collection system for gasoline. Phillips Petroleum of Tulsa Ok was our customer and few years later Phillips grandson bought the company.

1984-1986 Oil Field Superior in Morris Oklahoma of fields for FDIC in Tulsa, Oklahoma

2009 -2019 Project Mgr. organized 27man crew to build Bayou Court Condominium 11 units

2012 -2019 Design and built 15 subdivision lots at Picnic Rocks Pointe Condo / Brownfield  
1986 -2019 Broker, landlord, owner of rental homes and raw land development.

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Dan Keller  
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City of Negaunee, Mather B

City of Negaunee

Our history in development engages investor funding as well as our own funds. Mr. Biernacki Owner / Investor / partner of the 69 acre "Up The Sky LLC", North of Meijer's which is currently a \$6 million national listing in "DD" zoning in Marquette Township Big Box US 41 corridor. Huntington Bank commercial in Green Bay and Flagstar Commercial Marquette bankers have offered interest in funding in past conversations of several projects. Our developing / management of Bayou Court Condominium, Picnic Rocks Pointe Condominium, Up the Sky, LLC offers solid commercial payment history of 10 plus year with River Valley Bank commercial in Marquette, Michigan.

Primary investor with holdings well over \$500 mil dollar companies has given our go ahead to engage this project with his blessing. Detroit area investors along with management teams organizing regional soccer league tournaments, athlete teaching programs, events and variety of music touring groups to include Negaunee sight in tours is ready to join our efforts to develop. We have other investors relationships that have interest in a recreational model for revenue generating business plans.

We are very confident the success of our proposal to the City of Negaunee.



Dan Keller

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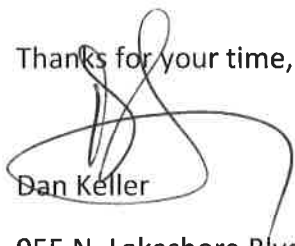
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Dan Keller

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City of Negaunee, Mather B

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Valdy Biernacki, Broker/ Investor / New Image Realty Inc / Owner of VM Builders, Inc of Illinois gives the depth of knowledge with extensive work in Europe restoring castle's as well as the Midwest municipalities. Some facts about Mr. Biernacki history.

- 1972-1980 Assistant to state Landmarks Architect & Vice-Principle of Construction Trade School. Worked on restoring castles, churches, historical buildings ect.
- 1980 came to USA. Started working for small construction company
- 1981 created A to Z Construction (presently still operating).
- 1985 started working as a subcontractor with saint Andrews Properties Inc. subdivision of National Life Insurance Chicago based developer and investment properties company.
- 1992-1997 All American Corp
- 1999-2006 Advance Investment Inc
- 2002 New Image Realty was created (presently still operating)
- 2004 JSN Properties LLC (still active)
- 2006 Up the Sky LLC (presently still operating)
- 2006 Chocolay Bayou LLC (presently still operating)
- 2013 All American Investment Group (presently still operating)
- 2016 MSW Properties Inc. (presently still operating)
- 2017 VC New Concept LLC (presently still operating)

Valdy Biernacki

Realty Executives New Image

11230 Southwest Hwy

Palos Hills, IL 60465

773-974-1000



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Dan Keller

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City of Negaunee, Mather B

CONSTRUCTION PROJECT TIMELINE

12/02/19

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- May – JULY 2020 Secure building and interior general cleanup
- AUG – DEC 2020 Surveying and Layout of outdoor fields
- MAY – SEPT 2021 Soccer Field construction irrigation and power
- SEPT - NOV 2021 Zip Line construction / RV site prep / parking lots
- JUNE – NOV 2022 Mather B roof, windows /power/ interior framing
- APRIL - JULY 2023 Cabin construction and Concession / Bathrooms
- SEPT 2023-APRIL 2024 Mather B HVAC / Plumbing / Electrical
- JUNE- DEC 2024 Mather B Arena steel framing /concrete work
- APRIL – NOV 2025 Mather B Arena roof /windows / bathrooms /locker rooms
- DECEMBER 2025 CHECK LIST

Thanks for your time,



Dan Keller

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Mqt, Mi 49855

Mather B project timeline



# CITY OF NEGAUNEE

P.O. Box 70 • Negaunee, Michigan 49866 • Phone (906) 475-7700  
Fax (906) 475-0178 • [www.cityofnegaunee.com](http://www.cityofnegaunee.com)

December 6, 2019

VM Builders, Inc.  
C/o Valdy Beirnacki  
11230 Southwest Hwy  
Palos Hills, IL 60465

and

Dan Keller  
955 Lakeshore Blvd.  
Marquette, MI 49855

**RE: Mather B Property  
Request for Qualifications and Proposals**

Mr. Biernacki and Mr. Keller,

This correspondence is to inform you both that the December 2, 2019, proposal you submitted on behalf of VM Builders, Inc. concerning the Mather B property qualifies to be presented to the Negaunee City Council. Thank you for your submission.

Presentations shall be made to the Negaunee City Council at a special meeting set for **December 16, 2019, at 6:00 P.M. E.T.**, at the Negaunee Senior Center located at 410 Jackson Street, Negaunee, MI.

Please be advised that your presentation should be no longer than 20 minutes, and include the following basic information:

- **A brief introduction of your company and its principals;**
- **The overall proposed cost of your proposed project;**
- **The estimated number of full-time and part-time jobs to be created; and**
- **An overview of the proposed project.**

Following your presentation, time will be allotted for questions from both the City Council and City staff, both regarding the above referenced basic information and other details about the proposed project. Upon the conclusion of the presentation and question and answer session, the City Council will confer on the matter, and if appropriate, may grant

***"ON THE BANKS OF MAJESTIC TEAL LAKE"***

*The City of Negaunee is an equal opportunity program/employer.  
Auxiliary aids and service are available upon request to individuals with disabilities.*

VM Builders, Inc. the opportunity to negotiate with the City of Negaunee on a development agreement for the Mather B property.

Thank you again for your submission and we look forward to your presentation on December 16, 2019.

Sincerely,



Nate Heffron  
City Manager