



Real Estate Developer  
Property Manager  
Real Estate Broker  
Real Estate Investor  
General Contractor  
[www.AMJinc.com](http://www.AMJinc.com)

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October 30, 2023

Andrew Persons, Chief Operating Officer  
Office of the City Manager  
City of Gainesville  
200 East University Avenue  
Gainesville, FL 32601

The ownership group for the site commonly known as Lot 10, has made tremendous gains since its acquisition in January 2022. The building plans are 50% complete, a large number of parking spaces at the City owned parking garage have been purchased from a private entity and we have held numerous meetings with City staff regarding various planning and utility matters. To that point, for many months we engaged on stormwater issues, which we now believe have been answered such that the site plan design can moved forward after this matter is heard at the City Commission.

In short, the ownership group has spent millions of dollars on purchasing the site, design and the garage spaces, and is moving as efficiently as possible. That said, we will be unable to meet the currently agreed timeline to begin construction, January 2024, and request a one-year extension. (Section 6 Special Conditions; (b)(2) of the contract) This will allow us time to finish design, and work with the City on issues related to the surrounding public rights of way. Also, we are committed to working with you on the development agreement and finalizing by June 30, 2024.

We thank you for your consideration of this matter. Lot 10 has been vacant for many decades; the project is extremely complicated, and yet our desire remains strong, and we have been working diligently on its development.

Thank you,

A handwritten signature in blue ink, appearing to read "Anthony Lyons", with a long, sweeping underline.

Anthony Lyons  
Vice President