



Hennepin County Taxpayer Services Department

A-600 Hennepin County Government Center
Minneapolis, Minnesota 55487-0060

February 25, 2004

CITY OF MINNEAPOLIS
Department of Inspections
250 South 4th Street, Room 300
Minneapolis, MN 55415

Attention: Clara Schmit-Gonzalez

Re: Property located at: 113 26th Street East
PID No. 34 029 24 42 0484

The property identified above forfeited to the State of Minnesota for non-payment of real estate taxes on September 15th, 1994. Demolition of the buildings on this property was authorized by your Inspections Department and actually performed in July of 1993, but the Special Assessment was not certified by the City of Minneapolis to the County of Hennepin until later in 1994.

We are currently involved in the process of cleaning up significant contamination on this site of the former Despatch Laundry / Whiteway Cleaners. It is being prepared for sale to private developers for the construction of a mixed use, residential/retail/commercial redevelopment project now referred to as Corson's Corner in the Whittier Neighborhood.

To facilitate this Environmental Abatement and Community Supported Redevelopment Project, we are hereby requesting that the City of Minneapolis reassign the approximate \$ 121,000.00 demolition costs currently considered an "After Forfeiture Assessment" to a "Pre-Forfeiture Assessment" status and have it waived. The waiving of these expenses is critical to the negotiation of an acceptable redevelopment agreement. Attached are identifying documents received from your Craig Eliason. Please feel free to contact me with any questions or concerns.

Thank you for your consideration and we await a favorable response.

Respectfully,

A handwritten signature in black ink, appearing to read 'Harold Wm. Troup'.

Harold Wm. Troup, Property Management Specialist & Project Manager
HENNEPIN COUNTY TAXPAYER SERVICES DEPARTMENT
Tax-Forfeited Real Estate Management Division
Office: 612-348-2995 Fax: 612-348-9716
E-Mail: harold.w.troup@co.hennepin.mn.us

Schmit-Gonzalez, Clara L

From: Patrick.Connoy@co.hennepin.mn.us
Sent: Friday, April 09, 2004 1:57 PM
To: Schmit-Gonzalez, Clara L
Subject: Despatch Costs Borne by Hennepin County

Patrick R. Connoy
Economic Development Project Coordinator
Hennepin County Housing, Community Works and Transit
417 North Fifth Street, Suite 320
Minneapolis, MN 55401-1362
612-348-2215
612-348-9710 fax

----- Forwarded by Patrick R Connoy/PW/Hennepin on 04/09/2004 01:55 PM -----

John Evans

To: Patrick R Connoy/PW/Hennepin, Harold W Troup/TX/Hennepin@Hennepin

cc:

04/09/2004 12:40 PM

Subject: Despatch Costs Borne by Hennepin County

We used a figure of \$142,008.57 in our funding application to DEED. I believe this includes environmental and property management. The site is receiving an ERF grant of \$108,000 and a contribution of \$108,000 is pledged from the Contaminated Lands Escrow Account. That totals approximately \$358,000.

Schmit-Gonzalez, Clara L

From: Patrick.Connoy@co.hennepin.mn.us
Sent: Friday, April 09, 2004 12:21 PM
To: Frame, Tom W; Harold.W.Troup@co.hennepin.mn.us; Schmit-Gonzalez, Clara L
Subject: Corson's Corner Information



Despatch Mel. C. grant
April 1...



Despatch MNDTED
April 14, 2003...

Attached please find copies of the environmental cleanup grant applications submitted to the State of Minnesota and the Metropolitan Council in 2003 for the former Despatch Laundry site.

The project would involve new construction of 15 owner occupied residential units plus 4,500 square feet of commercial.

The Minneapolis City Assessor estimated the tax value for the residential units to range from \$1,300 to \$4,700 per unit and \$18,000-\$19,500 for the commercial. I will fax you the City of Minneapolis Assessor letter.

Patrick R. Connoy
Economic Development Project Coordinator
Hennepin County Housing, Community Works and Transit
417 North Fifth Street, Suite 320
Minneapolis, MN 55401-1362
612-348-2215
612-348-9710 fax(See attached file: Despatch Met. C. grant April 17, 2003.doc)(See attached file: Despatch MNDTED April 14, 2003 Revised.doc)