



June 15, 2007

Emily Stern
Senior Project Coordinator
Minneapolis CPED

Dear Emily:

I am writing in support of the bid by Alatus to purchase the municipal parking ramp at East Downtown, including the air rights for future development on that site. As you know, that site always was planned for eventual development in conjunction with the Metrodome LRT Station. Any one who controls the underground parking there must also be capable of achieving suitable development above.

Alatus principals Bob Lux and Tom Dillon are more than capable of accomplishing significant development on the East Downtown ramp parcel. As Apex Asset Management, Bob and Tom worked closely with Elliot Park Neighborhood, Inc. (EPNI) from 1998 to 2004 to plan and build the Grant Park Home condominium development in Elliot Park. This remarkably successful project proceeded without delays or problems, and realized every promise of the original development proposal. Most impressive was the consistent, sincere and responsive community involvement Bob and Tom invited during every step of the development of Grant Park Homes.

Since Grant Park Homes, Apex (Alatus) has gone on to build another successful Downtown condominium, the Carlyle. They have proven they have a keen understanding of the Downtown real estate and development market, and certainly have a proven track record as competent, creative, and responsible developers.

EPNI is continuing its relationship with Bob Lux and Tom Dillon in hopes of engaging Alatus in future mixed-use development in Elliot Park. Given the emerging importance of so many East Downtown land parcels at this time, the best move the City could make in that sector right now is to secure the East Downtown Parking Ramp site under the control of Alatus.

Sincerely,
David Fields
Community Development Coordinator
Elliot Park Neighborhood, Inc.