

EXHIBIT B



Northside Residents Redevelopment Council, Inc.
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phone: 612.335.5924 / fax: 612.335.5922

June 6, 2006

Theresa Cunningham, Senior Project Coordinator
City of Minneapolis Community Planning & Economic Development Department
Multi-Family Housing Development Division
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Ms. Cunningham,

In May 2006 Northside Residents Redevelopment Council (NRRC) reviewed three development proposals which were submitted to CPED in response to the RFP for 1800 Plymouth. The purpose of this process was to review the proposals and provide a recommendation to the City as to which proposal should be selected and offered development rights. The three proposals received by NRRC were from the following entities: Dan Bar Homes Ltd., Olson Development Consulting Inc., and Urban Homeworks. Please note it was stated for the record and brought to the attention of RCTF members that Mississippi Pathway Development Company LLC, the development subsidiary of NRRC, is identified as part of development team of Olson Development Consulting for this project. As well, Mississippi Pathway is at present partnering with Dan Bar Homes on the "Art Lofts on Plymouth" project and is looking to partner with Urban Homeworks on the 2020 Penn Block Cluster Project through the Northside Home Fund.

As the neighborhood group in which the 1800 Plymouth site is located and as the recognized citizen participation organization, NRRC recommends the proposals by Dan Bar Homes Ltd. and Olson Development Consulting Inc. move forward for final consideration by CPED. The neighborhood is not in favor of the rental component of the Urban Homeworks proposal and recommends it be removed from further consideration. Both Dan Bar Homes Ltd. and Olson Development Consulting Inc. have been contacted by NRRC and barring a final decision by CPED and City Council action, both have agreed to come back and work with the neighborhood on final design plans for their respective project. This agreement is contingent upon either Dan Bar Homes or Olson Consulting receiving development rights to the site. The neighborhood is requesting of CPED they incorporate plan review by the neighborhood (NRRC) as part of any agreement for development rights. Attached is a copy of the RCTF Meeting minutes.

If you have any questions please contact me at 612-335-5924.

Sincerely,

Sherrie Pugh

Executive Director