

Mission Construction & Development, Inc

2920 Northwest Blvd. • Suite 170 • Plymouth, MN 55441 • 763-694-0990

September 19, 2005

Earl S. Pettiford
Community Planning & Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401-2534

Re: Jordan Neighborhood Home Lots

Dear Earl:

This letter is to request a change to our original submittal for (8) eight residential lots in the Jordan Neighborhood.

We originally submitted a request to purchase the following lots, 2603 James Avenue North, 2018 Willow Avenue North, 1910 Hillside Avenue North, 1912 Hillside Avenue North, 2134 James Avenue North, 2134 Irving Avenue North, 2025 James Avenue North & 2027 James Avenue North. The Jordan Neighborhood Group voted to recommend to the City that all but two of the lots be sold to our group (The Ackerberg Group / Mission Construction / Financial Freedom Realty).

We would now like to revise our submittal for lots requested. The revision is based on meetings with the Jordan Neighborhood Board & Earl Pettiford of CPED. The lots we are requesting are 2025 James Avenue North, 2027 James Avenue North, 2021 James Avenue North & 2009 James Avenue North.

It is our belief, along with the support of the Jordan Neighborhood Board by concentrating our redevelopment to a cluster around Cottage Park a strong base for further redevelopment and revitalization of the entire Jordan Community will be created.

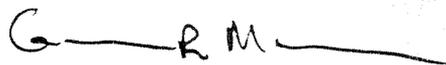
In addition, we would also like to work with you on acquiring some of the vacant, boarded up or distressed properties on the same block.

Further, a property that is of interest to us, and we feel is a strong building block to our redevelopment process, is the large building that had formerly been used for religious gatherings at 2054 James Avenue. This building is in dire need of major repairs which we have the capabilities to perform.

We are requesting that CPED approve the sale of the James Avenue vacant lots to us as well as work with us to further acquire the additional properties noted above.

If you have any questions or if I can be of further assistance please contact me at (763) 694-0990 or cellular at (763) 370-5519.

Sincerely:



Garry R. Mannor
Mission Construction, Inc.

cc. Stuart Ackerberg – The Ackerberg Group
Dorothy J. Titus – Jordan Area Community Council



September 22, 2005



Earl Pettiford, Project Coordinator
Single Family Housing Development
Community Planning and Economic Development
105 5th Avenue South
Minneapolis, MN 55401

Re: Ackerberg Proposal

Dear Earl,

The Jordan Area Community Council Board of Directors met on September 14th, 2005, and listened to a presentation by Garry Mannor of Mission Construction on the proposed plans of the Ackerberg Group, Inc., for the portion of James Avenue North that surrounds the park lot at 2100 James Avenue. The Ackerberg Group would like to acquire the four CPED lots at 2009, 2121, 2125 and 2127 James Ave N to begin a redevelopment effort in that area. Their plans include using private funds to acquire other vacant and blighted properties in that area to redevelop. They have indicated a willingness to provide new office space for the JACC offices as well, roughly 2500 square feet.

The Board was impressed with the presentation and endorses their concept and plans. Since (1) the house plans were reviewed by the Housing Committee in the context of their earlier request for eight CPED lots, (2) the Housing Committee approved those designs, and (3) the Board approved the planned redevelopment and was presented with the house designs and floor plans, there is no need for JACC to once again review and approve those plans for the lots mentioned above unless the Ackerberg Group proposes something different to CPED or makes significant changes to the plans presented to CPED and JACC in September. JACC has approved the plans and the lots.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Dorothy J. Titus'.

Dorothy J. Titus
Executive Director

2507 Fremont Avenue N Minneapolis, MN 55411
612-529-9267 (Voice) 612-529-4743 (Fax)

Address: 2009 James Av N (TF-189); 5,150 sf
 2021 James Av N (JOR 89-9); 5,625 sf
 2025 James Av N (JOR 89-7); 5,625 sf
 2027 James Av N (JOR 89-6); 5,625 sf
 Purchaser: The Ackerberg Group, Inc. & Mission
 Construction & Development, Inc.
 Zoning: R2B

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