5th STREET VENTURES

December 29, 2006

Jennifer Jordan
Principal City Planner
City of Minneapolis
350 South 5th Street - Room 210
Minneapolis, Minnesota 55415-1385

RE: Rezoning of 2428 Delaware Street SE
Minneapolis

Dear Jennifer:

I appreciated the information you shared with me last week regarding the study along University Avenue Southeast and the anticipated changes in zoning to my property. Given the high visibility of the site, possible highest and best uses for redevelopment that you and I discussed included student housing or a hotel. Anticipating these two possible uses, I would like my property to be rezoned to C3A as part of the area wide changes. Please call me to discuss the process for implementing this change. Thank you.

Sincerely:

Joe Sullivan
952-401-1818

RECEIVED
JAN 3 2007

1660 South Highway 100, Suite 558, St. Louis Park, MN 55416