

August 15, 2017

Mayor Faust & Councilmembers
c/o Mark Casey, City Manager
CITY OF SAINT ANTHONY VILLAGE
3301 Silver Lake Road
Saint Anthony, Minnesota 55418

RE: Letter in Support of the Proposed Redevelopment of the Lowry Grove Manufactured Home Park

Dear Mayor Faust & Councilmembers:

This letter is jointly submitted on behalf of The Lowry Grove Residents Association (the "Association"), Aeon, Antonia Alvarez ("Alvarez"), Ned Moore ("Moore"), La Asamblea de Derechos Civiles ("Asamblea") and The Village, LLC (collectively the "Parties"). As you are aware, the Parties have entered into a global resolution (the "Global Resolution") that is contingent on approval of The Village's development applications and the tax increment financing application (the "Applications"). The Parties resolution is made of many parts that are designed to address the needs of all involved, including the broader Saint Anthony Village community. The Parties write to provide you with further understanding of the Global Resolution and why the Parties believe strongly in the Applications.

The Parties agree that Saint Anthony is a special place that has long recognized the value of affordable housing, sustainability, green space and diversity in all its forms. Recognizing that the closure of the Lowry Grove Manufactured Home Park and other recent events have caused a growing tension within a segment of the community, the Parties agreed that a significant component of the Global Resolution had to include terms to help defuse that tension. The Saint Anthony community needs to come together to find a path to bring the community fully back to that special place we all know it is and to focus on making the strongest future possible, and the Parties want the Global Resolution to assist in that process.

This meant the Global Resolution must, and does, recognize the past and understand the future. To accomplish these necessary goals, the Global Resolution is comprised of interconnected and interdependent components. It creates a Lowry Grove Residents Fund to assist the former residents with extraordinary costs above and beyond what was already paid. The Global Resolution also seeks to provide not just affordable housing, but a significant number of housing units designed for those with the greatest need for affordability. At the same time, the Parties agree that the affordable housing needs to be integrated into the development and Saint Anthony as a whole. It was also important that the entire development provide an open and welcoming space of the highest quality. To accomplish all of the goals and have a development that will be the beacon this great community needs and wants, both Aeon and The Village require tax increment financing. The Parties recognize that any such tax increment financing will be in the form of a "pay-go" note that will be funded exclusively from the increased property taxes generated from the development.

The Global Resolution was a long time coming. It has required that each Party look past the claims and defenses raised in the litigation or related agency actions and find a solution that will allow the Parties and the entire community to move on. Reaching the Global Resolution was no small feat. Each Party had different components that had to be included and, because the negotiated

redevelopment scenario is a core component, the entire agreement is contingent on the City approval of the Applications. It is important to understand that no component of the Global Resolution works on its own, nor can the Global Resolution survive without each component.

That is not to suggest that the City should not independently review the Applications. The Parties understand and expect that the City will have comments on the Applications and will need to ensure that the terms and conditions of any approval is in the best interest of the City as a whole and that the vision for development is a common vision shared by all. The Parties respectfully request that when considering the best interest of the City and that common vision, the City consider the benefits that the Settlement Agreement will bring to the community and that the Parties, with very divergent goals and concerns, have found commonality in the Applications.

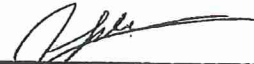
Please accept this letter as formal support for the Redevelopment of all the Parties and their sincerest hope that the City will see the community benefit that will flow from the Settlement Agreement.

Sincerely,

ANTONIA ALVAREZ

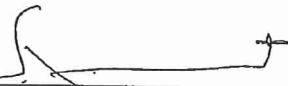
LOWRY GROVE RESIDENTS ASSOCIATION

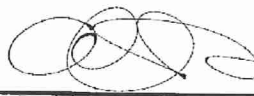
Signed: 

Signed: 
By: Antonia Alvarez
Its: President LG

LA ASAMBLEA DE DERECHOS CIVILES

AEON


Signed: 
By: Ned Moore
Its: Development Director

Signed: 
By: Alan Arthur
Its: President/CEO

NED MOORE

THE VILLAGE, LLC

Signed: 

Signed: 
By: Traci Tomas
Its: Vice President