

Larkin Hoffman

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March 9, 2022

Glen Markegard
Planning Director
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431

Re: Application for Extension of Final Plat of Rosa Addition
3700 American Boulevard East
Case PL202200055
Our File No. 41,912-00

Dear Mr. Markegard:

This firm represents Rosa Development Company, LLLP (“Rosa Development”) with regard to this application to extend the approval of the final plat of Rosa Addition (the “Plat”) for property located at 3700 American Boulevard East (the “Property”). Please accept this letter and the attached materials as our client’s formal request to extend the Plat approval for one year.

BACKGROUND

Over the last year, Rosa Development has worked diligently to finalize its entitlements, construction plans and to apply for a building permit for the apartment project. This work has included review of the final plat, title work, sidewalk and bikeway easements, and an application to vacate existing easements.

As you know, the global pandemic has disrupted the supply chain for everything from furniture and fixtures to building materials, lumber and steel. This disruption and increasing demand has led to massive price volatility, particularly on lumber, which has dramatically increased in price. Consequently, Rosa Development moved the start of construction of the Project from 2021 to 2022. Last year, the City Council approved extension of the milestone condition for commencement of construction from September 1, 2021, to September 1, 2022.

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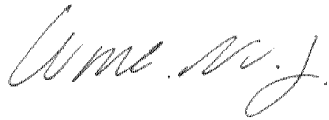
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Request

With this application, Rosa Development requests extension of the Plat approval for one year to allow the developer to close on financing, file the Plat and start construction this year. We are grateful for the assistance that City staff has provided in keeping the project on track.

Please let me know if you have any questions.

Sincerely,



William C. Griffith, for

Larkin Hoffman

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Enclosure

cc: Kristin Muir (w/enclosure)
Julie Kimble (w/enclosure)
Michael Centinario, Planning
Bruce Bunker, Public Works