

HOM FURNITURE

HOM Furniture, Inc.
10301 Woodcrest Drive NW
Coon Rapids, MN 55433
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homfurniture.com

Jamie Verbrugge (Acting Community Development Director) & Glen Markegard (Planning Manager),

As a brief introduction, my name is John Pierce. I work for HOM Furniture as the Real Estate Manager. We were granted approval of our Redevelopment Plan for HOM Furniture on December 21st, 2015 under Case # **9334ABC-15**. This will expire on December 21st, 2017, as you already know these only last two years as noted in Section **21.501.03 FINAL DEVELOPMENT PLANS**. in Bloomington City Code.

Due to numerous amounts of logistical issues and due diligence that have gone into the redevelopment of this site, we'd like to extend this for approval one additional year to December 21st, 2018. The main reason driving the need for extension relates to the acquisition of the Avis/Budget Rental facility site located at 1217 Clover Dr. S. directly adjacent to our HOM Furniture building. As you may be aware, we are purchasing this Avis site to better allow us to develop our building to its greatest and best usage and to improve the looks of this area by getting rid of a not so glamorous building on 494 & 35W. We're closing in on the completion of moving Budget over to the old Kelley Fuels site on American Blvd across from Home Depot. We've been working tirelessly with Avis/Budget headquarters for all their buildout requirements as well as the city of Bloomington to ensure that their new building meets or exceeds City Code standards. We obtained a Conditional Use Permit and Final Site and Building Plans for the new Avis/Budget development (Case PL2017-125) on August 10, 2017. We've also been working closely with Vern Kelley of Kelley Fuels and the acquisition of his site to build the Avis/Budget building on. All these intertwined issues have delayed us longer than expected, but we want to be sure that we're doing what's right for Avis/Budget, HOM Furniture and most importantly the City of Bloomington.

I don't foresee any issues with getting a permit pulled by December 21st, 2018 for the redevelopment of HOM Furniture, we just need a little extra time to complete the move of Avis/Budget before we do so.

Thanks for your time and don't hesitate to let me know if you have any questions, concerns or comments.

Best Regards,



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