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June 30, 2020

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

Dear Glen,

I am in receipt of your letter dated June 29, 2020. "I was blindsided by the letters implication" that Park 'N Go may not follow through on a development plan for the property. I want to assure you we have been working on the project since the council vote to approve the IUP extension in late 2019.

We are currently negotiating with two very capable developers and have kept Mike Centinario informed of our progress. The overall master plan is complete however, each developer has a slightly different concept for the phase I development and so the Phase I Diagram, Pro Forma and TIF request should reflect the developer we choose to partner with. We fully intend to submit the documents you are requesting however our focus remains on the following two dates; the building permit date of April 1, 2021 and the construction start date of September 1, 2021. Depending on the funding mechanism, we may be looking to start our project sooner than the dates on the agreement. I discussed this with Mike and he assured me the city would expedite document reviews and approvals as needed to meet an early construction start.

Your letter acknowledges the affect Covid-19 have had on the normal operation of business in Bloomington as well as the whole country. To say the least, face to face meetings difficult. I don't believe anyone really knows when life will get back to normal. Perhaps scheduling a City Council session to clarify and amend our agreement will be the best course of action in light of the last number months being essentially "lost time"? Please let me know what course of action you would like to take and I will be there.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel R Williamson".

Daniel R Williamson
President Bona Development Companies

CC: John Bona