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April 10th, 2024

To Whom It May Concern:

I have been working with Pat Briggs towards the financing of the phase 3 Princeton Residential Suites for a number of months. He shared with me the project has been put on hold due to an issue with the park dedication fee. I asked Pat if I could reach out to the city of Princeton and this letter is a result of him agreeing to let me do this.

At the bank, we need to adhere to what is called a debt service ratio. It's essentially the bible of sizing a loan and to making the decision of whether to do a deal or not. In times of low interest rates, there is a lot of flex on this. Currently, there is not. The loan was approved with a very specific budget. We had the park dedication fee budgeted at \$41,000. The loan at the current level can not support an increase of even \$5,000 in expenses. Pat informed me it's gone up by over \$60,000. I have my margin at the lowest threshold I can go. If I could figure out how to do this with the current loan size requirement and the additional expense, I would. Unfortunately, it doesn't work. This is an important deal to both USBank and the City of Princeton which is why I am writing this letter as I'm hoping something can be done. The work that has gone into this is substantial.

My wife Crista and myself are members of Christ our Light in Princeton. I know how important this project is to the city and I want to see it succeed. I've experienced what the multifamily construction in Zimmerman has done for the businesses in Zimmerman. I'm very confident the same type of benefit will be experienced in Princeton. The benefits are felt with gyms like Fitness Evolution seeing membership increases (they doubled membership!), gaps being filled in employment and increased spending at local businesses.

Currently, interest rates are on the rise again. If we miss the window to do this deal, we simply do not know for certain when rates will come down again to a level to where this opportunity will still make sense.

I greatly hope the city can figure this out with Pat. We can still move fast on this loan if Pat will come back to the table.

Sincerely,

Greg Wenisch

A handwritten signature in cursive script that reads "Gregory Wenisch".

VP, US Bank

Minnesota Community Banking

O: 320.259.8303 C: 507.382.5119 | [gregory.wenisch@usbank.com](mailto:gregory.wenisch@usbank.com)



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