

To: The Park Board

From: Patrick Briggs, Briggs Companies

The request for The Board:

Is to grant approval and honor the same Park fee per door that we agreed to on phase 1 & 2 of The Rum River Residential Suites Development ?

Over the past two years the Park General Fund has received \$60,000 at time of building permit issuance for the construction of each phase.

Total proposed fees for phases 3 & 4 would total \$101,758 This would be paid at the time of building permit issuance per phase over the next two years. (The total paid in for Phase 1,2,3,4 = \$161,758).

Based on the size of these projects it is very unlikely that this request would come from a future applicant. Other communities have approved this request with us for this exact reason. A 260+ Multifamily development is extremely rare. If the board would like to proceed forward, we will be able to pay the \$101,758.00 at building permit issuance. Our Building Permit Issuance is almost ready to be picked up for phase 3.

Thank you for your consideration. We are hopeful that we can begin on April 1st. Our team is ready to start...

If this is not possible, we will have to put the project on hold. Please let me know as soon as possible so I can put the brakes on with our vendors. Costs and interest rates have derailed many of our projects. I used the Park fees agreed upon in phase 1 & 2 in my project cost statement with the bank during the approval process for this project. I am not able to get the project off the ground with a 25-year amortization at the bank. The bank made an exception to grant a 30-year amortization. In fact, if we did not have Phase 1, 2 up and running they would not do the loan for phase 3. They are dollar cost averaging all 3 phases to make the NOI meet bank standards for phase 3 and only with a 30 year amortization ... It's that tight.

If we can continue with our agreement for this development, we can keep going.

P.S

We do have playgrounds in the existing proposed phases. We are also trying to start a fishing pond for our residents and the nonprofit clubs in town, including community Ed. We are extremely excited to share this activity with the community when the Dream becomes a Reality..

Thank you for your consideration.

Pat Briggs