



Office of the City Manager

Michael J. McCauley
City Manager

July 28, 2004

Mr. Dan Vang
1980 57th Ave North
Brooklyn Center, MN 55430

Dear Mr. Vang:

I have had an opportunity to review with Mr. Hoffman the chronology since early 2002 when the began discussing potential development and redevelopment opportunities in Brooklyn Center with Mr. Lee and yourself. We have appreciated the opportunity to work with you and Mr. Lee in this review process. Substantial progress has been made through Metropolitan Council Opportunity Grants that have funded market studies that have provided useful information regarding the potential viability and market for the innovative and exciting redevelopment concepts that have been proposed. Further, funding from Hennepin County has allowed the completion of the phase one and phase two environmental studies. Over the course of the last two years several possibilities have been explored. Those possibilities have included clearing the current shopping center area and completely redeveloping it with new buildings, constructing a larger and more intense Asian Market Place development on a larger site across Highway 100, and finally the potential to relocate your concept for an Asian market to the Rainbow site.

At this juncture, it would be mutually beneficial to determine the exact direction that Mr. Lee and you would propose to take with respect to redevelopment. The options that readily come to mind would include:

1. Acquisition of your current property, demolition of the buildings, and remediation of the environmental issues. Upon acquisition, demolition, and remediation, the property could be sold back to Mr. Lee pursuant to a development agreement that would specify the price for which the property would be sold in its rededicated state and the specific development that would be constructed upon re-conveyance to Mr. Lee.
2. The Economic Development Authority (EDA) could acquire your current property and pay the costs of acquisition and relocation leaving relocation of your businesses to your own discretion and judgment.
3. The EDA could acquire your current site and acquire a replacement site based on commitments and demonstrated ability to construct a development having the type of significance that previous iterations of planning concepts have demonstrated.