



8555 Eagle Point Blvd.
P.O. Box 1000
Lake Elmo, Minnesota 55042-1000
phone: 1-800-908-BANK (2265)
fax: 651-734-4215

February 13, 2013

Mr. Mike Bouthilet
Superintendent, Public Works
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

Dear Mike:

This letter is to inform you of the horrendous condition of the road within the northern side of Eagle Point Business Park. Our business moved into this business park in December, 2002. Unlike some financial institutions, we are thriving and have continued to grow during the economic down-turn. Details you should find of interest about Bremer include the following:

- We moved here with 248 employees. Our staff has grown to over 450.
- We bought land in the business park and constructed a 100,000 square foot facility.
- We recently invested \$400,000 into additional parking.
- Annually we pay about \$375,000 in real estate taxes.
- We welcome over 1,200 visitors each month to this location.

After a year of searching, we chose the location in Lake Elmo because of the easy access to highways, the rate of business growth, the variety of restaurants, retail shops, misc service providers and the openness Lake Elmo prides itself on providing.

In 2009 we noticed the road buckling slightly during the winter months. Initially, it settled down fairly well once the summer of 2010 arrived. However, it's gotten worse every year to the point now of vast deterioration. It's the equivalent of driving over massive speed bumps every 15'. This has proven to be very hard on all vehicles, not to mention our backs and necks. Within the park, we have the longest distance to drive regardless of which entrance one chooses. This road is the equivalent of a rollercoaster on steroids!

We receive constant complaints from our executives, employees, guests and visitors. I don't understand why there has not been a plan communicated to successfully resolve this long overdue issue. There has been no attempt whatsoever to repair or replace this road. With all the ice and snow we've endured this winter driving conditions are not only difficult, but dangerous.

Please take a drive thru the park to experience this yourself. There is an expectation the city will provide a detailed plan and schedule as to when consideration and resolution of this long-term issue will receive the priority we deserve.

Sincerely,

Kathy Tucci
Vice President, Facilities
Bremer Financial Services
8555 Eagle Point Blvd.
Lake Elmo MN 55042
651-734-4744
kmtucci@bremer.com



Jack Griffin <jack.griffin@focusengineeringinc.com>

Eagle Point Blvd

2 messages

Ryan Moore <ryan.moore@cushwakenm.com> Fri, Mar 28, 2014 at 3:19 PM
To: "jack.griffin@focusengineeringinc.com" <jack.griffin@focusengineeringinc.com>, Nick Johnson <NJohnson@lakeelmo.org>
Cc: Mary Kay Buescher <marykay.buescher@frauenshuh.com>, Melissa Duce <melissa.duce@uproperties.com>, Kelly Hecksel <kelly.hecksel@frauenshuh.com>

Jack/Nick,

As you may recall, I am a property manager for Eagle Point Business Park. I've received multiple complaints about the quality of Eagle Point Blvd. The number of complaints has increased significantly over the past month. Can you please provide an update as to the research and progress of Eagle Point Blvd?

I know you mentioned that there are two issues: 1) Finding out what the problem is and how to fix it. 2) Obtaining approval for bonding. We would like to see this repair made as soon as possible in 2014.

There will be a school developed in the park, there also is additional land in the park that people are looking to develop. The quality of the road is a huge turn off for everyone. Most importantly, Bremer Bank offices in the park and this is a very big problem to their business.

I urgently need information to tell everyone about the status! Please let me know if you have any recommendations to help move this forward.

Sincerely,

Ryan Moore, RPA
Property Manager II
Cushman Wakefield | NorthMarq
P 952.893.8828
F 952.842.2259

From: Ryan Moore <ryan.moore@cushwakenm.com>
Sent: Friday, February 21, 2014 2:36 PM
To: Nick Johnson; 'Jack Griffin'
Cc: Kelly Hecksel; Mary Kay Buescher
Subject: RE: I 94 Corridor Update

Jack/Nick,

Last fall we discussed the quality of Eagle Point Blvd via email and over the phone. You mentioned that you will be performing testing to determine the proper corrective action on this road. Can you please provide an update on your finding? Also, you mentioned a bonding hurdle that needs to be crossed. Can you provide an update on that too?

As you know, this road is deteriorated to a very poor level. There is expected to be more development along this road in the coming year and it is extremely important to get this upgraded ASAP. As the primary tax payer on this roadway, United Properties is more than happy to pay their fair share of this project. We cannot go one more year in this poor state.

Please let us know your findings and provide an update with scheduling.

Sincerely,

Ryan Moore, RPA
Property Manager II
Cushman Wakefield | NorthMarq
P [952.893.8828](tel:952.893.8828)
F [952.842.2259](tel:952.842.2259)

-----Original Message-----

From: Nick Johnson [mailto:NJohnson@lakeelmo.org]
Sent: Friday, August 23, 2013 9:42 AM
To: Ryan Moore
Cc: 'Jack Griffin'
Subject: RE: I 94 Corridor Update

Ryan,

I would funnel this request on to the City Engineer, Jack Griffin. I have copied him on this email for your convenience.

It is also worth noting that in a recent meeting with staff from Bremer Bank, they indicated their interest in submitting a petition for road improvements along Eagle Point Blvd. as well. We spoke with Kathy Tucci from Bremer Bank. It may be worthwhile to speak with her about her company's interest in improving the roadway. Her contact is the following:

kmtucci@bremer.com

Let me know if you have any other questions. Otherwise, I would work with Jack on the petition.

Take care,

Nick M. Johnson | City Planner
City of Lake Elmo
njohnson@lakeelmo.org
(w) [651-747-3912](tel:651-747-3912) | (f) [651-747-3901](tel:651-747-3901)

-----Original Message-----

From: Ryan Moore [mailto:ryan.moore@cushwakenm.com]
Sent: Friday, August 23, 2013 8:51 AM
To: Nick Johnson
Subject: RE: I 94 Corridor Update

Hi Nick,

Do you know how the attached Petition can be submitted to the City Council? Should I mail it to the city directly?

I appreciate any help you can provide on this matter.

Thank you!