

## \*CI-StPaul\_CityClerk

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**From:** Kulsrud, Geri M. <gkulsrud@larkinhoffman.com>  
**Sent:** Tuesday, November 04, 2014 9:23 AM  
**To:** \*CI-StPaul\_CityClerk; Dermody, Bill (CI-StPaul)  
**Cc:** Griffith, William C.  
**Subject:** FW: Premier Storage Proposed Use of 543 James Avenue

Good morning!

May I once again ask you to please make this a part of the official record for the Premier Storage matter and to also forward this onto Mayor Coleman? Thanks again!

**Geri Kulsrud**  
**Legal Secretary**

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*PLEASE NOTE - As of December 1, 2014 our address will be:*

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**From:** "Flottmeier, John" <[jflottmeier@tonkawa.com](mailto:jflottmeier@tonkawa.com)>  
**Date:** November 4, 2014 at 8:19:46 AM CST  
**To:** "[ward1@ci.stpaul.mn.us](mailto:ward1@ci.stpaul.mn.us)" <[ward1@ci.stpaul.mn.us](mailto:ward1@ci.stpaul.mn.us)>, "[ward2@ci.stpaul.mn.us](mailto:ward2@ci.stpaul.mn.us)" <[ward2@ci.stpaul.mn.us](mailto:ward2@ci.stpaul.mn.us)>, "[ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)" <[ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)>, "[ward4@ci.stpaul.mn.us](mailto:ward4@ci.stpaul.mn.us)" <[ward4@ci.stpaul.mn.us](mailto:ward4@ci.stpaul.mn.us)>, "[ward5@ci.stpaul.mn.us](mailto:ward5@ci.stpaul.mn.us)" <[ward5@ci.stpaul.mn.us](mailto:ward5@ci.stpaul.mn.us)>, "[ward6@ci.stpaul.mn.us](mailto:ward6@ci.stpaul.mn.us)" <[ward6@ci.stpaul.mn.us](mailto:ward6@ci.stpaul.mn.us)>, "[ward7@ci.stpaul.mn.us](mailto:ward7@ci.stpaul.mn.us)" <[ward7@ci.stpaul.mn.us](mailto:ward7@ci.stpaul.mn.us)>  
**Cc:** "Todd Jones ([todd@premierstorage.biz](mailto:todd@premierstorage.biz))" <[todd@premierstorage.biz](mailto:todd@premierstorage.biz)>, "Griffith, William C." ([wgriffith@larkinhoffman.com](mailto:wgriffith@larkinhoffman.com))" <[wgriffith@larkinhoffman.com](mailto:wgriffith@larkinhoffman.com)>  
**Subject:** Premier Storage Proposed Use of 543 James Avenue

Dear City Council Members,

I am Vice President of BHGDN, LLC which is the current owner of the property located at 543 James Avenue in the City of St. Paul. The principal owners of BHGDN, LLC are Bruce Hendry and Dr. Glen Nelson. This property is commonly referred to as the bottle warehouse annex of the old Jacob Schmidt Brewing Company property. As I am sure you are aware, this property is on the City Council agenda for Wednesday, November 5, 2014, for the purpose of approving a nonconforming use permit. The proposed reuse of the property by Premier Storage, LLC is internalized community storage which has already been recommended by staff and the Zoning Committee, and approved by the Planning Commission.

BHGDN LLC, as the current and longtime owner of this property wholeheartedly supports the proposed use. We understand that there is a small group of citizens that believes that with the completion of the artist's lofts on a large portion of the adjoining property, that the subject property could be developed for a more "appealing" use. While we understand (and in fact shared for a while) the intuition behind such a sentiment, we do not believe it to be accurate based on our experience with the property or the underlying facts as we have analyzed them. We have tried for years, including very recently, to look for many different options for the property. Based on our experience, investment in the site, and market factors, we believe that the proposed use is one of, if not the best, use of this property.

As such, we fully support Premier Storage, LLC, in their application for the nonconforming use permit. We are also confident that the City itself will quickly realize the benefit of the investment that Premier intends to make in the in the property. We strongly urge the City to concur with the Zoning Committee and Planning Commissions prior decisions, and turn down the appeal so the Premier Storage use can go forward.

Respectfully,

**John Flottmeier, CFA**

Vice President

BHGDN, LLC

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