

From: Steinhoff, Keith [<mailto:Keith.Steinhoff@colliers.com>]

Sent: Monday, February 5, 2018 9:21 AM

To: McMonigal-St Dennis, Barb (CI-StPaul) <barb.mcmonigal-st.dennis@ci.stpaul.mn.us>

Subject: Planned Parenthood Protest

Barb, this e-mail is in regards to the Planned Parenthood protest planned for Good Friday (March 30). We represent the owners of a 2,000,000 sq.ft. office-industrial portfolio comprised of 18 buildings in the Midway area of St. Paul. One of our properties is located at 2228 Territorial, directly across the street from Planned Parenthood. To accommodate the past protests the City of St. Paul has shut down Charles Ave. between Vandalia and Pillsbury. In addition to that closure, they've also shut down Vandalia from Charles to University Ave. In years past we've notified all of our tenants to avoid the road closures in advance. However, this year we have a tenant (Blackeye Roasting) that has moved into the suite directly across from the Planned Parenthood site (please note that prior to Blackeye's occupancy a Fortune 500 company vacated this suite specifically to avoid the protests and we struggled to re-tenant the suite due to the major rally's held across the street). Blackeye Roasting is an exciting new company that has just landed some major accounts that they need to supply. Because of their commitments to their new customers they cannot be asked to shut down on a workday (March 30). This is more than a major inconvenience to them, it is a hardship that will cost them money and potential issues if they cannot make their promised deadlines to their new customers. Because of this road closure they will not be able to operate their business, won't be able to have their employees park and will not be able to access their dock areas. The complete access to their office will be shut down.

Our portfolio in the Midway area of St. Paul pays approximately \$3,000,000 in annual real estate taxes. Our tenants have been extremely reasonable in dealing with past protests, but we are now at the point where we cannot penalize our tenants this year or in future years. There needs to be a better solution to this annual activity that dramatically affects our tenants (i.e. hold the rally at a park, a public area, etc.).

While we understand the right to rally/protest, we simply cannot allow public streets to be shut down and have our tenants ability to operate during a workday be compromised. We look forward to your cooperation on this matter. Thank you!

Keith Steinhoff, CPM, CCIM

General Manager

Property Management – Minneapolis - St. Paul

2209 Charles Avenue

St. Paul, MN 55114