

March 23, 2023

Honorable Kari Dziedzic  
Senate Majority Leader  
3113 Minnesota Senate Building  
St. Paul, MN 55155

Honorable Mohamud Noor  
Minnesota House of Representatives  
379 State Office Building  
St. Paul, MN 55155

Re: SF 2070 and HF 1943

Dear Majority Leader Dziedzic and Representative Noor:

I am writing on behalf of Sherman Associates to express our appreciation for your introduction of Senate File 2070 and House File 1943, bills to appropriate \$20 million from bond proceeds for a grant to the Minneapolis Park and Recreation Board for a new Cedar Riverside Recreation Center.

Sherman Associates is a seasoned real estate development firm with nearly 70% of our portfolio being affordable housing. We have owned and operated the Riverside Plaza in the Cedar Riverside neighborhood for 35 years, offering 1,300 family units affordable housing in a vibrant urban environment. We also have development rights with the City of Minneapolis and in a unique partnership with Hennepin County on an immediately adjacent parcel next to Lot A to deliver the Minneapolis Park Board's proposal for a new recreation center as well as desperately needed affordable apartments with 2-3 bedrooms to accommodate larger families that live in the neighborhood.

This \$20 million state funding is essential to bring expanded recreation facilities along with opportunities for more centralized social and support services to one of the most underserved and densely populated areas in the State of Minnesota. The City of Minneapolis will be acting on a revised site plan for Lot A to specifically accommodate the plans for this recreation facility. Hennepin County Commissioner Angela Conley expressed her full support for this project and the inclusion of Lot A1 in these plans. Pillsbury United Communities also expressed support for this project, which will include the next generation Brian Coyle Center.

We will be in touch to learn how we can be most helpful to you in successfully pursuing the Legislature's approval of this critical funding for a project that is vital to our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Collison'.

**Sherman Associates, Inc.**  
Dan Collison  
Director of Business Development & Public Affairs