

**From:** brogers@grecolc.com  
**Subject: RE: would you build under high voltage lines?**  
**Date:** February 3, 2010 4:46:18 PM CST  
**To:** tim@midtowngreenway.org  
**Cc:** [agregory@grecolc.com](mailto:agregory@grecolc.com)

Tim-

Greco is involved in three properties that adjoin the Greenway- two that are future development sites and one that has been redeveloped. Although they are outside the currently proposed area to have above ground lines- if high voltage power lines were to be located adjacent to these properties (or any other potential development sites) it would likely cause us to rethink trying to create \$60 Million in new development on the sites, and have an adverse effect on the marketability of the existing developments.

Brent Rogers  
Greco, LLC

---

**From:** michael@landergroup.com  
**Subject: Re: next step in Xcel struggle**  
**Date:** February 3, 2010 10:55:41 PM CST  
**To:** [tim@midtowngreenway.org](mailto:tim@midtowngreenway.org)

Tim - I am leaving town, so will make a quick response. Hope it helps.

I consider the greenway an attractive amenity for new urban housing. Installing tall high voltage power lines through the greenway would significantly reduce the value of the greenway frontage for housing. In addition, high voltage power lines would complicate entitlement and project financing potentially reduce building footprint. An alternate route or buying the lines would allow the new greenway to reach it's potential.

Michael Lander

3802 Nicollet Avenue South  
Minneapolis, MN 55409  
612.250.6655 ph  
612.825.8146 fax  
[michael@landergroup.com](mailto:michael@landergroup.com)  
[www.landergroup.com](http://www.landergroup.com)

---

**From:** Stuart@ackerberg.com  
**Subject:** RE: would you build under high voltages lines  
**Date:** February 4, 2010 2:57:01 PM CST  
**To:** tim@midtowngreenway.org  
**Cc:** [Thatcher@ackerberg.com](mailto:Thatcher@ackerberg.com)

Tim

Here is our response to your question:

As a developer, we would be reluctant to redevelop property along the Midtown Greenway if there were aerial high voltage transmissions lines, as their presence would pose a significant risk of obtaining tenants or buyers of the end product, whether it is office space, apartments, condos, or otherwise. People have a real aversion to the aesthetics of high voltage wires as well as significant concerns about the long term health impacts of being located immediately adjacent the wires.

Thanks for thinking of us.

Stu

Create A Wonderful Day!

Stuart I. Ackerberg  
612/924-6400 direct  
612/924-6499 fax

ACKERBERG  
Chief Executive Officer  
3033 Excelsior Boulevard, Suite 10  
Minneapolis, MN 55416  
[stuart@ackerberg.com](mailto:stuart@ackerberg.com)  
[www.ackerberg.com](http://www.ackerberg.com)

Catalyst Community Partners  
Board Chairman/Founder  
3033 Excelsior Boulevard, Suite 10  
Minneapolis, MN 55416  
[stuart@catalystcommunitypartners.org](mailto:stuart@catalystcommunitypartners.org)  
[www.catalystcommunitypartners.org](http://www.catalystcommunitypartners.org)

□ -Think Green - Please do not print this email unless necessary

---

**From:** smann@integrity-mgmt.com  
**Subject: RE: would you build under high voltage lines?**  
**Date:** February 8, 2010 12:19:05 PM CST  
**To:** [tim@midtowngreenway.org](mailto:tim@midtowngreenway.org)

Tim

Sorry I was out of town. In response to the question of developing along the Greenway with High power lines. One of the great features of the Greenway is that it is people friendly and for a developer you try to find sites that offer amenities to its users. The Greenway offers easy access to them they enjoy that they can access the lakes and enjoy the beauty of its gardens usability and etc. I believe the Greenway is like the lakes it is a amenity that people want to live close by.

If high power lines were built on this I wouldn't be interested for a number of reasons;

Possible tenants or users are worried about overhead power line. They are worried about health concerns

The greenway is being changed to a residential use from its past commercial use having high power lines would give it a hard industrial feeling not the good residential neighborhood feeling just the opposite of how the Greenway has evolved in its recent past. If those lines were present at the time I looked at this site along the Greenway a 20 million dollar project like the Murals would not exist today.

Thanks  
Scott