

HEIRLOOM PROPERTIES

Dear Neighbor,

We would like to invite you to the Whittier Alliance's Housing and Land Use Committee on Tuesday April 19 to learn more about new proposed multi-family housing project at 2542 Blaisdell Ave and 110 West 26th Street presented by the Eilat Group LLC. A 20 min presentation with Q&A to follow will start at approximately 7:30 PM. There are other items on the agenda ahead of ours, the full meeting starts at 6:30 PM.

While the project is still early in the design process, the current iteration is 15 units on the parcel at 110 W 26th St and 26 units on 2542 Blaisdell Ave. Each building will be 3 stories and have some ground floor car parking and bike parking accessed through the alley. Additional info on the project details will be available at and after the meeting. This meeting is being conducted only online at this time.

Housing and Land Use Committee, Tuesday, April 19, 6:30-8:00pm

Zoom Digital Meeting: <https://us02web.zoom.us/j/84242081233>

Join by Phone: +1 312 626 6799

Meeting ID: 842 4208 1233

Password: 731813

Obviously, this meeting is very near - we were just added to the agenda this past Thursday. I am happy to meet with you via zoom or onsite at your convenience in the coming weeks if you cannot attend Tuesday's meeting. As for the rest of the formal neighborhood process, we are scheduled to return to the May 17 Committee meeting to report on design progress as we work towards appearing at the June 26 Planning Commission agenda for project approval.

A little background on us: Heirloom Properties is a family-owned real estate development company based here in South Minneapolis. My wife and business partner, Faith Kumon and our two young sons live in the Kingfield neighborhood where we have resided for over 10 years at 36th and Garfield. Faith previously resided in Whittier just down the street on the 2600 block of Pleasant. Faith and I are both professionals in the real estate industry with backgrounds in design and construction. We only do development projects close to home because we believe in the power of community led development. I am a past board member of the Kingfield Neighborhood Association and have chaired its redevelopment committee for the past nine years.

With our business partner and general contractor, Eric Langerman (his business is Langerman Construction), we are currently constructing a 12 unit apartment building called the Sundial Building at 37th and Nicollet. We are working together again comprised as the Eilat Group LLC, which is the ownership group for both these parcels at 26th and Blaisdell. Eric lived in the Sheridan neighborhood of Northeast Minneapolis for 8 years before moving to Brooklyn Park where both his business and family are now located.

These two projects will share many of the same characteristics as Sundial, such as a commitment to sustainability/energy efficiency, brick front facades, and great outdoor spaces. We are passionate about quality design and construction inside and outside of our buildings and look forward to sharing more about our hopes for this project.

Sincerely,

Jim Kumon
Principal | Heirloom Properties
jim@heirloomproperties.net

www.heirloomproperties.net | 612-454-0205

For ready reference, these are the lots for the proposed development.

