

From: Tony Krsnich <tonyk@landmarkigllc.com>
Date: August 20, 2012 11:48:09 PM CDT
To: Tony Krsnich <tonyk@landmarkigllc.com>
Cc: Britt Crum-Cano <bcano@lawrenceks.org>, "David L. Corliss" <DCorliss@lawrenceks.org>, Don Rosemann <drosemann@rosemann.com>
Subject: Re: East Lawrence Updates

Forgot to mention:

Duplex:

Fully tuck-pointed last week.

Vacant lots:

Organic, above ground gardens are being built. Space is also home to outdoor flea market.

Thanks,
Tony Krsnich

Sent from my iPhone

On Aug 20, 2012, at 11:45 PM, Tony Krsnich <tonyk@landmarkigllc.com> wrote:

Dear Brit,

Nice speaking with you this afternoon. Please note the updates below in regards to East Lawrence developments and the need for public assistance for a major private investment.

Poehler:

The Poehler has been a major success. The 49 apartments were fully leased within 12 business hours of receiving a certificate of occupancy. We have had dozens inquire asking for information regarding a waiting list and/or about our phase 2 housing component. In all, we believe this number to be over 130.

We have been nominated for the 2012 Timmy Award (national historic award), the Ad Astra Award (KHRC), and several more to follow in upcoming months. We believe this will trump the Chatham, which has won every award to date. It has been the center of over 10 news articles, 3 news broadcasts, 2 radio shows, will be the focus of Hot Topic on Channel 6 tomorrow, and will be featured on Home and Away a week from Thursday.

It has one of (if not the) largest solar arrays per sf of any historic affordable apartment complex in the country and last week we installed a universal electric car charging station for our tenants and all citizens in the City of Lawrence to use free of charge.

The redevelopment not only saved one of the largest blighted historic structures in the state but also spurred the redevelopment of East Lawrence and the formation of the Warehouse Arts District.

Cider:

The Cider Building was purchased by our group almost a year ago. We recently began the renovation which will produce an office port, fine arts gallery (ran by Kim Wineberger from KC), and will serve as a premier event space.

Currently, we have booked 3 weddings for 2013 before significant work or a website has begun. Two of these groups are from KC. This space will attract significant destination traffic which will feed the local hotel, restaurant, and retail economy of greater Lawrence.

Seed Building (T-Shirt):

The seed building was owned by the former investment group. Due to the momentum of the above mentioned, I was offered ownership of this building (as well as the law building to the south and 720 Delaware) in exchange for doing something positive with the vacant building.

Three months ago the building was vacant and the roof was leaking to the point the basement was filling up with water. Today, with its new roof, artists (some of the best/popular in the City) use the basement as studio space and it is now commonly referred to as the Seedco.

As we spoke about today, the artistic, innovative, and creative culture in Lawrence have had an economic void filled through this and its adjacent spaces. Mass Street is hit and miss for their affordability and almost always temporary. This gives them confidence and a hub for their mission. However, Downtown has many assets which compliment their mission and the WAD movement and needs to be tied together to make this sustainable.

Law Firm Building:

Buck's law firm occupies the South half of 810 Penn. The North half has been vacant for years. This week alone, I have been approached by 2 major restaurateurs (both who have successful restaurants on Mass), a coffee shop, and a grocery store concept for the space understanding infrastructure might be on the way. Mike Riling (original and current partner in this, 720, and Seed) will tell you he has not seen this "action"/leases signed/buildings occupied since he got involved nearly 10 years ago.

Vacant lots at 8th and Penn:

We now own all vacant lots and have cleaned out the junk yard. We also Have the first right of refusal for the auto shops to the South through this acquisition. Our plans for these spaces remain fluid but we believe will be the future site for a phase 2 or phase 3 which will involve a mixed-Income/mixed use component.

Btw, the Potters property/salvage shop by Krause's houses at 9th and Penn is a junk yard and is in violation of code and a detriment to everything going on down there.

720 Penn:

Several leases have been signed and the entire building should be filled by November. The importance here is it was over 50% vacant before the Poehler opened. One company who said this was their number 1 choice was Fastenal.

I'm sure I have left off many details which I wish to discuss in person. Bottom line, it's happening. An arts destination, hub for innovation and entrepreneurs, and more to come is at our fingertips. We are needing assistance making it sustainable and taking it to the next level.

Please let me know if this helps and if you need additional information.

Thanks,
Tony Krsnich

Sent from my iPhone