



November 21st, 2024

Susan Arntz
City Manager
City of Mankato

RE: Silos Apartments Obstruction Fees

Dear Ms. Arntz,

Brennan Companies developed and built the Silos apartment building at the corner of Plum and Second St. We opened on September 1st of 2024 and after a mere 7 weeks the building was 96% leased. The project includes amenities rarely offered in Mankato, adding vitality to both downtown and Old Town neighborhoods. It's a project that I'm incredibly proud of, and even more so, grateful to the community at large for supporting the vision.

Silos was built while the Riverfront Drive project was also under construction, which included work on Plum St and effectively closed the road and sidewalk. Construction of Silos required a temporary lane shift and sidewalk closure, which in my humble opinion was tightly managed by Brennan Construction to limit disruption to the already significantly disrupted Plum St.

I am asking the City of Mankato to rescind the obstruction fees which occurred during the Riverfront Drive project on the grounds that they are enforced **per block**, and that Plum St was already (significantly) obstructed due to the Riverfront Drive project. Below are the relevant fees I am

referencing:

- Sidewalk Closure 5/15/24 – 8/26/24
 - o 103 days @ \$50/day = \$5,150
- Lane Shift 7/22/24 – 8/26/24
 - o 36 days @ \$300/day = \$10,800

I have included relevant language from the City of Mankato fee schedules to support my request.

Obstruction fee schedule (per block per day):

<u>Downtown (CBD)*</u>	<u>Arterial/Collectors**</u>	<u>Local/Residential***</u>	<u>Sidewalk/Trail****</u>
\$300	\$150**	\$50	\$50-\$300
<u>Downtown (CBD)*</u>	<u>Arterial/Collectors**</u>	<u>Local/Residential***</u>	<u>Sidewalk/Trail****</u>
\$300	\$150	\$50	\$50-\$300

Fee schedule waived: Fees schedules will be waived if any of the following requirements are met:

- a. City of Mankato personnel or designated contractors performing work for the city.
- b. Obstructions that do not exceed 8 hours and does not adversely impact the traveling public. This determination shall be made by engineering staff on a case by case basis.

Riverfront Drive
project



Silos project

Plum St

Sincerely,

Joe Brennan
President
Brennan Companies
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