



Cohen-Esrey Development Group, LLC
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July 23, 2024

Mark Konz
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Parking control

Dear Mr. Konz,

Cohen-Esrey Communities manages 12,000 units in 100 properties across 15 states. Given our extensive experience in property management, we have policies for most activities that occur on premises, including parking.

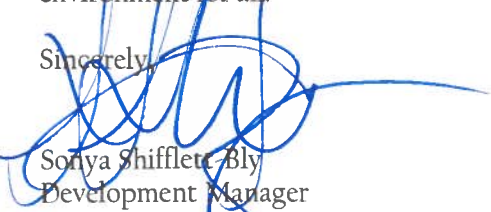
Residents are required to report that vehicle's make, model, and license plate to property management. Vehicles must be legally registered, insured, and operational to park in the lot. When unauthorized parking is brought to property management's attention, it is determined if the vehicle belongs to a resident, then management contacts that resident to resolve the issue. Unauthorized resident parking off-property will result in a written warning that goes in the tenant file. Continued warnings could result in a lease violation.

Sinclair Flats is fully occupied. Property management has visited the property at 1:00am at night and noted that the parking lot is only half-full. Further, Lewis Lofts will be targeted to seniors, hence, excess demand for parking at Lewis Lofts is not anticipated. Overflow parking can be directed to the Sinclair Flats lot if necessary.

Currently, property management is dealing with trespass parking issues related to transient vehicles being parked on the property overnight. Violators are being warned that vehicles need to be moved or risk being towed.

We look forward to working with our neighbors in the community to ensure a safe, comfortable environment for all.

Sincerely,



Sonya Shifflett-Bly
Development Manager
Cohen-Esrey Development Group
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