



July 8, 2020

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 230
North Oaks, MN 55127

Re: Nord Site
Joe Magner Letter

Dear Kevin,

Based on the City Council approving the Preliminary Plans for the subdivision of the Nord site and Anderson Woods site, North Oaks Company LLC ("NOC") would like to begin grading and drainage improvements immediately. Historically, the City issues a permit to complete grading and drainage work prior to Final Plan approval. This provides the opportunity to make minor adjustments to the location of the lot lines if required to preserve trees and accommodate field conditions, as approved by the City's Engineer.

We were surprised to see a June 10, 2020 letter regarding Nord drafted by Dr. Joe Magner presented by Council Member Reis at the last Council Meeting, since he has no specific knowledge of the Nord project development. Dr. Don Pereira, Director of Conservation Programs for North Oaks Company LLC, reached out to Dr. Magner to request a meeting to discuss the contents of his letter. Dr. Pereira, who was previously with the Department of Natural Resources, currently an Adjunct Professor at the U of M, Commissioner of the Great Lakes Fishery Commission, and President of the South Washington Watershed District is working with the NOC to provide insights and guidance on how climate change may affect storm water management in East Oaks.

Dr. Magner agreed to meet to discuss the assertions in his letter. To our surprise, Council Member Reis showed up as an uninvited guest at the meeting. Unbeknownst to us, and without our permission, Dr. Magner indicated that he had invited her. We asked how Dr. Magner came to be involved in this issue Council Member Reis answered, stating that she Googled "ground water" or "hydrology" and found Dr. Magner. We are not familiar with Dr. Magner's expertise or research in this area. When asked if Dr. Magner is familiar with North Oaks he stated he is Gary Magner's cousin, does not see Gary often, but has talked with Gary during the last year. To your question about potential conflicts of interest, prior to your arrival in North Oaks, Gary Magner has been a vocal critic of the East Oaks Development, has publicly stated his opposition both on NOHOA's Facebook page and allegedly signed a petition opposing the proposed development plans in East Oaks. In our meeting Dr. Pereira shared the environmental work completed by the NOC for the project and the fact NOC monitors ground water at the Site, after

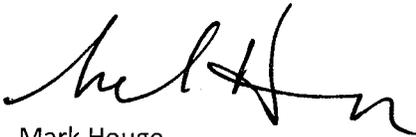
which Dr. Magner was asked if he had any specific questions regarding the development and he said he had none.

NOC understands it takes direction from the City Administrator and the City Council, not individual Council Members. It seems highly irregular for a City Council Member, Ms. Reis, to introduce theoretical information like this at the last minute of a formal City subdivision approval process without giving the applicant (NOC), City staff, or VLAWMO staff the benefit of time to review assertions made by a scientist who has no detailed knowledge of the Nord Site, implying the statements shared in the letter are the opinion of the University of Minnesota, which they are not.

We also would like to reiterate the agreement NOC and the City have that representatives of the City (and residents) must obtain NOC's permission to go on the Sites, prior to doing so, for safety reasons. Going on property owned by NOC, if not on dedicated trail easements, is considered trespassing. We want to confirm the City Council does not condone Council Members or their associates accessing private property without your knowledge and permission of the property owner. North Oaks Company is happy to arrange tours of our future development sites for interested parties, we just ask for reasonable notice.

We look forward to Don's participation in the upcoming Natural Resources Commission meeting. Don can speak to his knowledge of the effects of climate change at that meeting, if you wish.

Sincerely,
North Oaks Company LLC

A handwritten signature in black ink, appearing to read 'Mark Houge', written in a cursive style.

Mark Houge
President

CC: Gary Eagles
Don Pereira