

# LEONARD, O'BRIEN, SPENCER, GALE & SAYRE

Attorneys at Law  
A Professional Association

**PETER J. SAJEVIC, III**  
*Shareholder*  
(612) 455-5017  
[psajevic@losgs.com](mailto:psajevic@losgs.com)

Also admitted in Arizona

January 11, 2021

City of Blaine  
Attention: Erik Thorvig  
10801 Town Square Drive NE  
Blaine, Minnesota 55449

VIA EMAIL ([ethorvig@blainemn.gov](mailto:ethorvig@blainemn.gov)) AND U.S. MAIL

Re: Xylite Street Site  
Outlot A, The Sanctuary Ninth Addition, Anoka County, Minnesota

Dear Mr. Thorvig:

I represent Premier Bank, a Minnesota corporation, the owner of the above-referenced Property. I am in receipt of your January 4, 2021 email to Douglas Schultze wherein you indicated that the City Council was discussing rezoning the Property or potentially purchasing the Property from Premier Bank.

As you allude to in your email, several potential buyers of the Property have been unable to obtain City and watershed district approvals they felt were necessary for their intended use. Based on this history, we feel the best course of action would be for the City to purchase the Property from Premier Bank. If such an agreement could be reached, this would be beneficial to the City because the City and the watershed district could then work together on the future development of the site, without being concerned about reducing the value of the Property. Of course, Premier Bank would expect to be paid fair market value for the Property.

If the City is not interested in purchasing the Property, please be advised that Premier Bank does not and will not consent or acquiesce to any rezoning of the property that would have a negative impact on the value of the Property or would reduce the number of potential buyers of the Property. Premier Bank remains intent on finding a buyer for the Property. However, we are interested in working with the City to find a mutually beneficial outcome. Please contact me to discuss this matter further.

Very truly yours,

LEONARD, O'BRIEN  
SPENCER, GALE & SAYRE, LTD.

By



Peter J. Sajevic, III

cc: Premier Bank

{00895172.2 }