

Randy Clay, Tonja Clay, Derek Meyers & Laura Meyers
Imminent Brewing, LLC
1118 Greenvale Avenue West
Northfield, MN 55057

Attn: Community Development Director Chris Heineman and members of City Council

Re: Acquisition of Armory – Please extend Deadline

Dear Mr. Heineman, Mayor and Councilors:

We are writing in regards to the city's opportunity to acquire the Armory. We feel that it would be in the community's best interest if the Armory became a privately-owned space that is available for public use. By converting the Armory to a multi-use or common-interest facility, the community will gain the benefit of a true gathering space for a variety of events and purposes while also having the economic benefit of private investment. For example, the garage would make an ideal brewery and tap room. There is a very agreeable path forward for the armory involving city purchase and subsequent transfer/sale to private ownership for development and public use. Therefore, we encourage you to extend the deadline on the city's option to purchase the armory so the involved parties can better articulate this path.

To explain our business in a bit more detail, Imminent Brewing, LLC is a production brewery and tap room. Imminent Brewing's mission is to provide customers with unique, fresh and local beers in an environment that fosters community, connection and conversation. We are four Northfield residents and home-brewers who have long shared the dream of starting a brewery and providing fresh, local beer to our beloved community. A Northfield brewery has been highly anticipated by many and often rumored as forthcoming. Hence, we formed "Imminent Brewing" with the aim of realizing that dream.

We had been pursuing a location in downtown Northfield that has, unfortunately, not come to fruition. After consulting with Johnathan Reppe and others interested in the Armory, we feel that the garage space would serve as a fantastic home for Northfield's first brewery and tap room. Likewise, Mr. Reppe has a vision for the many other spaces in the building, including a venue for public events or programming. We feel that our business would very much be complementary to his vision and this use of the space. We have a full business plan and financial backing in place to make this a reality and with the city's help we can accomplish that dream sooner than later. The city has the option to buy the armory now, saving it from a lengthy period of being empty and unused while it is prepared for private sale where it will go to the highest bidder regardless of whether or not its final use best serves the citizens of Northfield. Instead, we can make Northfield a destination city with a destination downtown featuring a great craft brewery and a fantastic events space!

Like all of you, we wish to maintain the integrity of Northfield's delightful downtown while also striving to increase community and economic development in Northfield. We welcome questions and discussion regarding our vision for a brewery & tap room in the Armory, and we look forward to hearing your thoughts and addressing any concerns you may have.

Cheers,

Randy Clay, Tonja Clay, Derek Meyers and Laura Meyers
Proprietors & Brewers, Imminent Brewing, LLC