

Cornerstone Construction Company of Lawrence, Inc.

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31 Oct. 2011

Dear Mayor Cromwell, Members of the City Commission, and Mr. Corliss

My name is Mike Hultine. I've lived in Lawrence since 1981. In July of 1994 I started Cornerstone Construction Co. of Lawrence, Inc. In 1999 we built a 3750 square foot building located at 2004 E. 23rd Street. In 2006 we built an additional 10,000 square foot building located at 1918 E. 23rd Street. The first tenant in the larger building is a company known as Sure Point Medical. They began in 2006 with two employees and leased 2,000 square feet. Today they have grown to about 72 employees and occupy 8,000 square feet. As Sure Point Medical continues to grow they are experiencing two short term problems. The first is a shortage of parking spaces for existing employees as well as future employees. The second is a shortage of building lease space. In addition to the 8,000 square feet, I have arranged for Sure Point to lease the 3750 square foot building located at 2004 E. 23rd Street which will help solve the short term lease problem. This additional building will also help solve part of the parking issues.

Sure Point Medical has expressed the desire to stay in Lawrence and continue to grow their business here. Over the years I have developed a great relationship with Sure Point and would like to help them reach their goals. In our discussions concerning the parking shortage and the long term need for more building space, we have come to the conclusion that we need more ground. I do not have more ground or building space available. I am trying to find a solution that will not only ensure keeping Sure Point as my tenant but also keep them in Lawrence. A friend suggested that I contact the Chamber of Commerce so I got in touch with Beth Johnson and she in turn introduced me to Diane Stoddard in the City Manager's Office. I expressed our desire to lease with the option to purchase an approximate 2 acre piece of ground directly north behind the 2004 E. 23rd St. building. The lease portion is a 136 foot by 160 foot section of ground that we propose to lease for a three year period. This would serve as a temporary parking area to satisfy the immediate parking shortage that exists. At the end of three years we would then be able to exercise the option to purchase the entire approximate 2 acre site and proceed with the proposed development. I believe this time period would also be helpful to the city in working through the necessary steps to develop the entire Farmland ground. I am writing to you today to ask that you consider our proposal. I will provide some drawings to show you what we have in mind. I think it's essential that I as a landlord and we as a City do what we can to keep companies such as Sure Point Medical in Lawrence. Thank you for your time and please contact me with any questions or additional information you may need.

Sincerely,

