



March 20, 2019

Scott Dongoske, President - Board of Directors
Winthrop & Weinstine, P.A.
Capella Tower, Suite 3500
225 South Six Street
Minneapolis, MN 55402-4629

Dear Mr. Dongoske and Directors:

On behalf of the thousands of adults and youth who benefit from Textile Center's fiber art programs and services, we want to thank you and your Board of Directors for the pro-bono legal support Winthrop & Weinstine, P.A., provided to our nonprofit arts organization these past two years. During our monthly meeting held this evening, our Textile Center Board of Directors unanimously passed a resolution endorsing this letter of gratitude.

Attorney Renay W. Leone's work on our behalf was superb. Thanks to Renay, we were able to acquire a parking lot at 3018 University Ave. SE in January 2018, just two doors down from our home in the Prospect Park neighborhood of Minneapolis.

She then helped us negotiate a \$2.7 million purchase agreement for another nearby property – 3300 University Ave. SE. During the months of due diligence that followed, Renay helped us navigate the due diligence process with the seller, United Properties, providing outstanding representation for Textile Center.

There were a number of twists and turns during our due diligence, including issues that surfaced related to a \$1.5 million restrictive covenant tied to the property. Renay helped guide our leaders through all the issues related to this covenant. We appreciated that others from your firm also assisted with the issues, including attorney Mary C. Taylor. The process involved negotiating three month-long extensions to the purchase agreement, and then ultimately a termination of the purchase agreement in November.

While it was disappointing to walk away from the purchase of 3300 University Ave. SE, our Textile Center board and staff are confident that we made the right decision. Thanks to Renay's leadership, we are able to use this process as an opportunity to forge a stronger understanding about the type of facility we need to accommodate the robust growth of our programs and services. This work has built a solid platform for us as we explore our options moving forward.

We are grateful to Renay and your team for their outstanding work on our behalf. We thank you for the generous pro-bono support of Winthrop & Weinstine.

Sincerely,

Ella Ramsey
President, Board of Directors

Karl Reichert
Executive Director

3000 University Avenue SE, Suite 100
Minneapolis, Minnesota 55414
tele: 612.436.0464
fax: 612.436.0466
www.textilecentermn.org