



To: Capital East Committee  
From: Manuel Gliksberg, Managing Principal- Avra Properties  
Re: 801 E. Washington Ave S

7/14/15

To All Members,

I am the Managing Principal of Avra Properties, a real estate investment and development company based in Chicago. We have been working with Toffer Christensen and T Presents on several entertainment investments and have been actively pursuing opportunities to acquire and develop music venues. T Presents had been working on this project with Gebhardt development for two years and was an integral part of their RFP to the City. They have been trying in good faith to negotiate with Gebhardt on the purchase of a commercial condo in the proposed development.

Avra Properties would like to encourage the committee to reopen the RFP Process. We would very much like to submit an RFP to the City of Madison to purchase the entire property and develop a facility to include Starting Block, a music venue with T Presents, and other occupants. We would also be amenable to the city subdividing the property and selling American Family Insurance/Starting Block their part while we along with T Presents would acquire and develop the other portion for the music venue and additional uses.

We are confident that our experience and integrity will make us an ideal partner with the City of Madison to develop a project that will add to the vibrancy of the Cap East District without excessive burden to the local taxpayers.

Best,

A handwritten signature in black ink, appearing to read 'M. Gliksberg', is written above a horizontal line.

Manuel Gliksberg  
Managing Principal  
Avra Properties, LLC