



JULY 2025



PRE-PLAN PIPELINE

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JULY 2025

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Apple Valley
Arden Hills
Bayport
Beltrami County
Big Lake
Blaine
Blue Earth
Blue Earth
County
Brainerd
Brooklyn Park
Buffalo

Cass County
Chanhassen
Clay County
Columbia Heights
Cottage Grove
Crystal
Dayton
Detroit Lakes
Dilworth
Eagan
Eden Prairie
Ely

Faribault
Forest Lake
Grand Rapids
Hastings
Hudson
Isanti
Lakeville
Litchfield
Little Canada
Luverne
Mankato
Maple Grove

Maplewood
Marshall
Mendota Heights
Minneapolis
Mora
Mower County
Murray County
New Ulm
North Branch
Otsego
Paynesville
Princeton

Ramsey
Ramsey County
Richfield
Rochester
Rogers
Rosemount
South St. Paul
St. Cloud
St. Joseph
St. Paul
Thief River Falls
Two Harbors

University of
Minnesota
Vadnais Heights
Virginia
Waseca
Waseca County
Wayzata
West St. Paul
Willmar
Winsted
Woodbury

BIG LAKE

➡ **Project Type:** *Commercial & Retail | Multi-Family*

➡ **Project Description:** *Page 9 - Blackbird Laundry Co. LLC – Building Construction Extension*

ACTION REQUESTED

Consider and approve extension on the construction of the Blackbird Laundromat project to be substantially complete by December 31, 2025.

BACKGROUND / DISCUSSION

On August 7, 2023 Blackbird Laundry Co. purchased the BLEDA owned property located at the southeast corner of Fern Street and Martin Avenue on Lot 1, Block 1 Lake Shopping Center Third Addition (PID65-554-0105) for the development of a two-story building with a laundromat on the main level and two apartments on the second floor.

The Contract for Private Development for the project included construction to commence within 90-days of closing which occurred on November 5, 2023 and for substantial completion by August 31, 2024. On November 13, 2023, the BLEDA approved an extension on the construction to be substantially complete by December 31, 2024. On October 14, 2024, the BLEDA approved an extension to July 1, 2025.

Blackbird Laundry Co. is requesting an extension on the completion.

COTTAGE GROVE

➡ **Project Type:** *Affordable Housing | K-12 School | Landscaping | Multi-Family | Parking Structure*

➡ **Project Description:** *Page 33 - No. 6 - Public Hearings & Applications - Items A & B*

ISD #833 - TRANSITION BUILDING - CASE SP / CUP / V2025-014

Koma Architects, on behalf of South Washington County School District ISD #833, has applied for a Site Plan Review, Conditional Use Permit, and Variance for impervious surfaces for an addition to the current structure located at 7000 Jamaica Avenue South.

The addition includes approximately 8,373-square-feet for classrooms and other educational spaces. Additional site improvements include renovation of the current structure for a cafeteria, nurse's office, conference rooms and classrooms, landscaping for an outside activity area, and restructuring of the parking lot.

REAL ESTATE EQUITIES (HADLEY AVENUE APARTMENTS) - CASES CP / ZA / SP2024-024

Real Estate Equities has applied for a Comprehensive Plan Amendment to change the land use of a 4.7-acre parcel of land located on the southeast corner of 100th Street and Hadley Avenue from Medium-Density Residential to High-Density Residential; a Zoning Amendment to change the zoning from AG-2, Agricultural, to R-6, High-Density Residential; and a Site Plan Review of a proposed 164-unit affordable rate apartment building.

DETROIT LAKES

➡ **Project Type:** *Industrial | Manufacturing | Parking Structure*

➡ **Project Description:** *Page 10 - Broadway Welding Request*

Upon the recommendation of the Community Development Committee, a motion was made by Alderman Spry, to approve a request from Broadway Welding authorizing a one-year extension on a non-conforming use permit to allow a 35,000-square-foot addition to an existing industrial building with a 17-foot side yard setback; a variance from the Airport Zoning requirement to allow a 110,500-square-foot building on a 5.56-acre lot in land use safety zone B of the Airport, and a variance to allow paving of 71 parking spaces for a 110,500-square-foot manufacturing facility at 1090 Legion Road to May 14, 2026.

The motion was seconded by Alderman Stearns.

Community Development Director Larry Remmen spoke about why the extension was needed.

The motion was carried without a dissenting vote. Mayor Brenk declared the request approved.

GRAND RAPIDS

➡ **Project Type:** *Affordable Housing | Multi-Family*

➡ **Project Description:** *Page 84 - A Resolution in Support of a Proposal by Housing & Redevelopment Authority of Itasca County*

BE IT RESOLVED by the City Council (the "Council") of the City of Grand Rapids, Minnesota (the "City") as follows:

WHEREAS, the WATERS EDGE project is a 61-unit tax credit housing project (the "Project") being developed by D. W. Jones (the "Developer") in conjunction with the Housing and Redevelopment Authority of Itasca County (the "HRA"); and

WHEREAS, the need for affordable family housing in the City of Grand Rapids is well documented in the City of Grand Rapids Comprehensive Housing Study Summary dated September 2024. The overall occupancy rate for the most comparable projects in Grand Rapids is 98%, indicative of strong demand for similar housing to the proposal. The demand statistics in the area indicate sufficient market depth to support the development with estimates that Waters Edge would rent up to full occupancy in 4 to 6 months; and

WHEREAS, the City of Grand Rapids receives annual statewide aid and will contribute to the city's 2025 Statewide Affordable Housing Aid funds in the amount of \$34,160 to Waters Edge, if funded by Minnesota Housing Finance Agency (the "MHFA"); and

WHEREAS, the Developer and HRA are seeking additional funding from MHFA to assist with the financing of the Project; and

WHEREAS, this resolution complies with the City's GROW Grand Rapids 2040 Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA: that the City Council of the City of Grand Rapids, County of Itasca, State of Minnesota, adopts this resolution expressing its general support for the new construction of the 61 apartment / town-home affordable family housing units named WATERS EDGE by HRA; and its commitment to bring the new construction project to completion.

LITTLE CANADA

➡ **Project Type:** *Affordable Housing | Community & Assisted Living*

➡ **Project Description:** *Page 3 - TIF & Bond Conduit Bond Support Request - 99 County Road B - Lupe Development*

ACTIONS TO BE CONSIDERED

Consider LUPE Development's revised financing requests, including a modified tax increment financing (TIF) proposal and a request for conduit bond support, for a 106-unit senior affordable housing development at 99 County Road B.

BACKGROUND

LUPE Development has submitted a revised request for the City of Little Canada to establish a TIF district in support of its proposed affordable senior housing project at 99 County Road B. The proposed development includes 106-units of income-restricted rental housing for seniors.

At its June 11, 2025, meeting, the City Council directed staff to counter the developer's original TIF request with an offer of \$200,000, or a 5-year term, whichever is less. The intent of this limited assistance was to offset the developer's share of public infrastructure costs associated with the project. Council also expressed concerns about the long-term general fund impact and limited public benefit associated with the originally proposed 26-year TIF.

PRELIMINARY FINANCIAL ANALYSIS FOR TIF DISTRICT

The City of Little Canada has received an application for financial assistance through Tax Increment Financing (TIF) from Little Canada Apartments as related to construction of an approximate 106-unit senior housing project comprising of studio, 1- and 2-bedroom units with rent and income limits.

The average income of all 106-units is estimated to be 56.51% and comprises a mix of 30%, 50%, 60% and 80%. 10% of the units (11) will be at 30% area median income.

The total development cost of the project has been updated from the original submittal included with the application for TIF assistance. The original total cost was \$34,644,526 and the updated total cost is now estimated to be \$33,736,610. The funding sources remain the same, with some updates to estimated amounts and include a combination of first mortgage debt financing (supported by project cash flow and tax increment revenues), tax credits, deferred developer fee and grant funding from Ramsey County and Metropolitan Council LCDA.

ROSEMOUNT (Project 2)

➡ **Project Type:** *Commercial & Retail | Multi-Family | Private School | Storm Water*

➡ **Project Description:** *N / A*

An entity related to Paul Whiteman, developer of the Vita Attiva residential project in Dakota County, filed concept plans for the possible redevelopment of the 10-acre site of the former Rosemount City Hall.

The concept, dubbed Aspen Fields, would include a four-story, 150-unit multi-family building; an 11,900-square-foot daycare building; and two retail buildings of 12,840-square-feet and 11,940-square-feet.

A preliminary plat for the effort also shows an outlot to contain storm water infrastructure.

The site is located immediately east of a new Life Time Fitness facility.

Until recently, the former City Hall site has been owned by Dakota County Technical College and used for various training activities.

•• PROJECT CONTACTS: Paul Whiteman - Vita Attiva Homes / PDW Investments, (612) 501-5224

•• PROJECT LOCATION: 1293 & 1367 145th Avenue East

ST. JOSEPH

➡ **Project Type:** *Landscaping | Multi-Family | Parking Structure | Public Infrastructure | Storm Water | Street & Sidewalk Improvements | Utilities*

➡ **Project Description:** *Page 181 - 13a Preliminary Planned Unit Development (PUD)*

Kuepers is proposing a PUD Preliminary plan to consolidate three parcels (131,783-square-feet / 3.02-acres) into one lot for a 42-unit apartment building.

The subject property is located South of Kwik Trip (East) and West of 20th Avenue. The three subject lots are all zoned B-2 Highway Business and the proposal is to rezone to R-3 Multi-Family with a PUD overlay.

PROJECT DETAILS & NOTES

- 42 apartment units (mix of one- and two-bedrooms)
- Internal circulation and connection to the property to the South minimizes driveway connections to public roads like 20th Avenue which is a minor arterial street (2nd highest roadway capacity classification)
- Provides transition between commercial and multi-family areas with roadways separating the uses (Minnesota Street, 18th Avenue)
- Compatible with development to the south, which is an apartment complex

Approval requires that the project:

1. Is not detrimental to surrounding land uses (present and potential);
2. Is compatible with future development;
3. Has adequate streets / sidewalks for anticipated traffic;
4. Can provide required utilities and services;
5. Includes required parking, recreation, landscaping, and utilities in each phase;
6. Meets PUD standards and aligns with the Comprehensive Plan; and
7. Conforms with subdivision ordinance design standards.

CONCLUSION

The PUD provides public benefit through storm water dedication needs and adds needed housing. The site design ensures compatibility with adjacent uses and long-term infrastructure planning. The Council will need to provide input on the overall concept plan, compatibility, and zoning elements with a recommendation to approve, table, denial.

WEST ST. PAUL

➡ **Project Type:** *Restaurant*

➡ **Project Description:** *Page 79 - No. 5 - Redevelopment*

Burger King, Popeye's, the Franchisee or another entity ("Applicant") currently intends to apply to the City for all necessary approvals to redevelop the site and construct a restaurant on the Property ("Redevelopment Approvals"), located at 1650 Robert Street South, West St. Paul, Minn., 55118, as follows:

- a. Redevelopment Approvals include all necessary approvals required by the City Code or state law including, without limitation, a site plan approval, and a conditional use permit. The Redevelopment Approvals required by this Global Agreement do not include routine building permits or permit inspections.
- b. The application(s) for Redevelopment Approvals may be submitted to the City within 90 days after the Effective Date.
- c. The Applicant and the City will process the application(s) in good faith and in the ordinary course. The Applicant acknowledges that the City cannot pre-approve applications. Nothing herein shall be interpreted as a pre-approval or guarantee of any Redevelopment Approvals.
- d. Completion of the Abatement shall be required before, or as a condition of, the Redevelopment Approvals.

WILLMAR

➡ **Project Type:** *Airport | Lighting*

➡ **Project Description:** *Page 116 - Agenda Item No. 10B*

RECOMMENDED ACTION

1. Adopt the resolution awarding Airport Runway 13/31 Lighting System Replacement to DESIGN ELECTRIC in the amount of \$840,877 contingent upon final project approval from the Federal Aviation Administration (FAA).
2. Adopt the resolution approving the as-bid budget for the Airport Runway 13/31 Lighting System Replacement in the amount of \$1,211,456 contingent upon final project approval from the Federal Aviation Administration (FAA).

OVERVIEW

The Airport Runway 13/31 Lighting System Replacement project is to replace the existing airfield lighting system with a new LED system. The existing system was originally installed in 2005 and has reached the end of its useful life. As a result, plans have been initiated to accept bids for this project.

On June 11, 2025, bids were received and opened for the Airport Runway 13/31 Lighting System Replacement project. Two bids were received: PEC SOLUTIONS in the amount of \$1,400,325 and DESIGN ELECTRIC in the amount of \$840,877. The engineer's estimate on the project was \$831,394.⁰².



minnesota builders exchange

This page marks the end of the July 2025 issue preview of the *Pre-Plan Pipeline* shared inside issue No. 30 of the Minnesota Builders Exchange's (MBEX) *Weekly Bulletin*, published on July 30, 2025.

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"Loader Excavator Loading Body of a Dump Truck Tipper at Open Cast Over Blue Sky in Summer"