

MINNESOTA
BUILDERS
EXCHANGE



Preview of the

PRE-PLAN PIPELINE

SEPTEMBER 2024

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SEPTEMBER 2024

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Alexandria
Apple Valley
Arden Hills
Baldwin
Baxter
Bloomington
Breezy Point
Brooklyn Center
Brooklyn Park
Burnsville
Cloquet
Columbia Heights
Cook County
Delano
Dilworth
Duluth

Eagan
East Grand Forks
Eden Prairie
Fairmont
Falcon Heights
 Fargo
Faribault
Farmington
Forest Lake
Fridley
Grand Rapids
Inver Grove Heights
La Crosse
Lakeville
Le Sueur
Mahtomedi

Mankato
Maple Grove
Maplewood
Marshall
Minneapolis
Monticello
Moorhead
Mora
New Brighton
New Ulm
Nicollet County
Norwood Young America
Pine City
Plymouth
Princeton
Renville County

Richfield
Rochester
Rosemount
Sauk Rapids
Shoreview
St. Bonifacius
St. Cloud
St. Paul
Stillwater
University of Minnesota
Vadnais Heights
Victoria
Waconia
Willmar
Winona
Woodbury

BLOOMINGTON (Project 1)

➡ **Project Type:** *Entertainment*

➡ **Project Description:** *Page 118 - Proposal - Case #PL202400141*

The applicant is proposing an event center (classified for zoning purposes as a place of assembly) located in an existing one-story office building at 4200 West Old Shakopee Road (tenant address: 4210 W Old Shakopee Road).

The Kraus-Anderson owned site has two separate office buildings and is part of the larger Valley West Shopping Center planned development. The applicant intends to utilize the northern building of 4200 West Old Shakopee Road. The building has been vacant since 2018 and was previously used as Kraus Anderson's development team office.

Capella Event Center would provide open space for events such as weddings, birthday parties, quinceañeras, and would be focused on providing a space for the Latinx community. The event center plans to cater food, primarily Tex-Mex cuisine. Events would likely occur on nights and weekends.

DULUTH

➡ **Project Type:** *Community & Assisted Living | Private School*

➡ **Project Description:** *Page 18 - PLOR-2407-0002 - Conformance with Comprehensive Plan for TIF at Braeview - 404 E 5th St*

Staff recommends to table this item until the next special meeting.

The proposed development is Braeview senior apartment complex, and it will involve the construction of 72 new affordable senior housing units with a daycare facility on the ground floor with capacity for 100 infants and children. The development will also include community gathering space and on-site senior services.

The property is zoned R-2. According to the Unified Development Chapter, the R-2 district "is established to accommodate multi-family apartments and townhouses, in an urban setting." The district "is intended primarily for locations closer to commercial and mixed-use activity centers, and may serve as a transition between lower density residential areas and more intense commercial and mixed-use neighborhoods."

R-2 is an appropriate zone designation for the TN (Traditional Neighborhood) future land use category on East 5th Street. It allows apartments as proposed by this project.

Staff recommends that this item be approved at the next special meeting.

GRAND RAPIDS

➡ **Project Type:** *Athletic Facility | Recreation*

➡ **Project Description:** *Page 99 - Third Paragraph - General Obligation Refunding Bond - Series 2024A*

This Bond is one of an issue in the aggregate principal amount of \$8,380,000, all of like original issue date and tenor, except as to number, maturity date, interest rate, and redemption privilege, all issued pursuant to a resolution adopted by the City Council on August 26, 2024 (the "Resolution"), for the purpose of providing money to refund certain outstanding general obligations of the City, thereby providing permanent financing for expenses incurred and to be incurred in financing the construction, renovation, equipping and improvement of the ice arena located at 1401 Northwest 3rd Avenue in the City, including but not limited to, replacement of the roof, replacement of the ice plant, new capital equipment and improvements to the building, utilities and grounds, pursuant to and in full conformity with the Constitution and laws of the State of Minnesota.

MARSHALL

➡ **Project Type:** *Parks & Open Spaces*

➡ **Project Description:** *Page 5 - Authorization to Purchase Shelter from Flagship Recreation*

**A PDF file will automatically download after clicking the link below.*

In July 2023, the Parks Department was awarded an Outdoor Recreation Grant from the Minnesota Department of Natural Resources in the amount of \$210,274 towards the construction of a new restroom facility and shelter at Independence Park.

The total cost of the project was estimated to be \$420,548. Staff had contacted numerous vendors for a 48-foot hexagonal-shaped steel shelter kit, all of which were more expensive than the proposal by Flagship Recreation who holds a state contract.

As Flagship held the contract, none of the vendors could come close in price and were not interested in bidding. Staff recommended the purchase of a new 48-foot ICON Shelter from Flagship Recreation in the amount of \$72,456.07 with half the amount being reimbursed by the Outdoor Recreation Grant as it is a 1:1 match.

Prior to the new shelter arriving, staff will work with local contractors on bidding the installation of the new shelter and a new restroom to complete the grant.

Construction was intended to start late fall of 2024.

Meister asked for clarification on the grant and if the shelter had been a budgeted item. Stensrud did confirm that the park shelter and bathroom construction costs were part of the budget.

NEW ULM

➡ **Project Type:** *Airport*

➡ **Project Description:** *Page 152 - Request for Council Action - Task Order No. 2020-06 for Airport Engineering Services*

The Airport Commission previously approved the Airport Capital Improvement Plan on April 9, 2024, in which the proposed Crosswind Runway 9/27 is included. The updated Airport Layout Plan was approved on May 25, 2023, in which the proposed Crosswind Runway 9/27 is shown.

Overview

The City was notified on March 7, 2024 that the City was allocated \$2,500,000 in Congressionally Directed Spending funding for the relocation of the crosswind runway under H.R. 4366 Consolidated Appropriations Act of 2024.

Funding must be used by September 30, 2026 and it is the City's intention to use the funds for project costs related to the relocation of the turf crosswind runway as shown in the approved Airport Layout Plan and Airport Master Plan.

Due to the time that has passed from the previous environmental document review and approval, a new updated environmental assessment will need to be conducted. This Task Order will provide an updated environmental assessment to keep this project moving forward on the tight funding deadline schedule.

The zoning for the proposed Crosswind Runway 9/27 was included, approved and adopted during the December 14, 2022 New Ulm Joint Airport Zoning Board meeting.

The environmental review process is lengthy and will be done concurrently with the land acquisition process and project design. The proposed completion of the environmental review is expected to be completed in February 2025.

RICHFIELD (Project 1)

➡ **Project Type:** *Affordable Housing*

➡ **Project Description:** *Page 68 - Staff Report No. 106*

Beacon Interfaith Housing Collaborative (Beacon) is seeking to develop the Housing and Redevelopment Authority (HRA)-owned property located at 6613-25 Portland Avenue with 38-units of affordable, supportive housing.

Beacon is seeking a Livable Communities Demonstration Account (LCDA) Development grant from the Metropolitan Council in the amount of \$1-million to help finance the Aster Commons Development).

VICTORIA (Project 1)

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

➡ **Project Description:** *Page 4 - South Growth (Bullet Points 4-6) & Item C - Pubic Hearing*

VICTORIA SOUTH

This development had a preliminary plat approved in May 2024 for 137 town-home residential units and a 144-unit apartment building. A public hearing for final plat approval of the first phase is scheduled for the September 3, 2024 Planning Commission meeting.

VICTORIA COMMERCIAL

City Planner McCann presented a sketch plat for Victoria Commercial. This development is located on the northwest corner of County Road 11 and County Road 10. The site is approximately 48-acres of flat farmland that will need to be annexed into the City of Victoria. The proposed uses include a site of 4.26-acres for a convenience store with gas pumps and a potential apartment building on a 5.13-acre site.

The rest of the sketch plat that was presented does not have proposed users.

The comprehensive plan will need to be amended to align the proposed uses for commercial and flex employment.

WEST CREEK VILLAGE

The Planning Commission reviewed the sketch plat for this development in July 2024.



minnesota builders exchange

This page marks the end of the September 2024 issue preview of the *Pre-Plan Pipeline* shared in Issue No. 38 of the Minnesota Builders Exchange (MBEX) *Weekly Bulletin*.

The *Pre-Plan Pipeline* is sent each month to current MBEX members with Premium Access services as part of their membership.

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