

MIDWEST BUILDERS EXCHANGE

PRE-PLAN PIPELINE

JANUARY 2026 / VOLUME 1

Setting the Stage

Where Your Next Project Begins

An exclusive publication for MBEX members with Premium Membership

JANUARY 2026

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JANUARY 2026

Cities & Counties

Albertville
Anoka County
Arden Hills
Blaine
Bloomington
Brainerd
Brooklyn Park
Brown County
Buffalo
Burnsville
Cambridge
Chaska
Coon Rapids
Cottage Grove
Crookston
Dayton
Delano
Detroit Lakes
East Bethel
Eden Prairie

Elk River
Falcon Heights
Fargo
Faribault
Farmington
Fridley
Golden Valley
Hawley
Hermantown
Hibbing
Hopkins
La Crosse
Maple Grove
Maplewood
McLeod County
Minneapolis
Monticello
New Richmond
Newport

Owatonna
Pine City
Renville County
Rice Lake
Richfield
River Falls
Rochester
Rogers
Roseville
Sioux Falls
St. Cloud
St. Louis Park
St. Michael
St. Paul
University of Minnesota
Victoria
Waite Park
Wayzata
West St. Paul
White Bear Lake



Project rendering of Phase II of the Balsalm on Broadway affordable multi-family development in St. Paul

ANOKA COUNTY

➡ **Project Type:** *Demolition | Industrial | Warehouse*

➡ **Project Information:** *Page 34 - City of Fridley - Proposed Tax Increment Financing (Redevelopment) District No. 27 (River Edge Business Center)*

PROJECT OVERVIEW

Endeavor Developments proposing to redevelop the property at 7350 Commerce Lane Northeast by demolishing the existing commercial bakery and constructing an approximately 250,000-square-foot warehouse and distribution center.

The original 65,000-square-foot building was constructed in 1970 by Totino Finer Foods and has been expanded several times to its current size of 162,000-square-feet. The building has been occupied by McGlynn's Bakers, Lofthouse Bakery, and most recently Rich Products, which suspended operations at the facility in 2024. The property has been for sale since then.

The total project cost is estimated at \$32-million.

CITY OF FRIDLEY PROPOSED TIF DISTRICT NO. 27 (RIVER EDGE BUSINESS CENTER)

The City is proposing these actions for the following purposes:

- 1.) To modify the Redevelopment Plan for the Project Area to reflect increased project costs and increased bonded indebtedness within the Project Area related to the TIF District.
- 2.) To establish the TIF District as a redevelopment district and adopt a Tax Increment Financing Plan relating thereto to support:
 - (i) redevelopment of the site to assist with the development of an approximate 250,000-square-foot warehouse and distribution center; and
 - (ii) to remove a blighted, vacant, and underutilized commercial-industrial building.
- 3.) To increase the City's tax base; and
- 4.) To develop property which is not now in its highest and best use.

CAMBRIDGE

➡ **Project Type:** *Commercial & Retail | Demolition | Restaurant | Septic | Utilities*

➡ **Project Information:** *Page 21 - Public Hearing - Planned Unit Development - Cambridge Junction*

BACKGROUND

Trautz Properties is the new developer presenting plans to redevelop the former Perkins restaurant site.

The development / plat will be known as Cambridge Junction. The Cambridge Junction plat consists of three parcels known as the former Perkins site, the parcel to the north and to the east of the former Perkins building. These parcels are part of a Planned Unit Development (PUD) that went into effect in 1999. The PUD allowed the use of the commercial area and requirement of a restaurant.

Trautz Properties has presented plans to keep a restaurant in this location, but redevelop / replat the entire site. Because these parcels are part of an existing PUD, it must be amended.

PROPOSAL

Trautz Properties is requesting to amend the PUD. Previously, part of Rochester Street Northeast was vacated and shown as such on the new plans. The parking and drainage systems are all being reworked therefore there is no need to keep the parcel to the east of Perkins for parking / drainage purposes. The property lines will be replatted, and the intended uses will change.

Overall, the site will include 3 parcels. The existing Perkins Restaurant building will be demolished and a new Chipotle restaurant built. In addition, a Les Schwab automotive tire service shop will be built, and the final phase use on Outlot A is to be determined. The plans show private access drives connecting to all 3 parcels. The drainage is also shared among the 3 parcels.

•• PROJECT CONTACT: Jack Trautz - *Trautz Properties* | (612) 338-1000

•• PROJECT LOCATION: 140 North Garfield Street

•• PROJECT PARTNERS: Trautz Properties Inc.

FALCON HEIGHTS

- ➡ **Project Type:** *Affordable Housing | Athletic Facility | Community & Assisted Living | Flooring | Parking Structure*
- ➡ **Project Information:** *Page 179 - Agenda Item Consent G12 - Larpenteur Senior Apartments - Inducement Bond Resolution*

Velair Development Company (VDC), an affordable housing developer (Richfield), is proposing to develop a 110-unit senior (55+) affordable apartment building at 1644 Larpenteur Avenue West.

According to floor plans, the building will include a mix of 16 studios, 76 one-bedrooms, and 18 two-bedrooms across four-stories of residential and one level of underground parking. The project will have rent and income restrictions that average to the 60% Area Median Income (AMI). Gross square footage of the building is estimated at 123,975-square-feet, including the underground parking area.

Onsite amenities include underground parking, a community room with kitchenette, fitness center, library / craft room, secure package room, WiFi, an outdoor patio, and bicycle storage. In-unit amenities include washer / dryer, quartz counter tops, luxury vinyl plank flooring, temperature control via thermostat, and high-speed internet hookups.

PARKING

The Larpenteur Avenue Senior building will have one level of climate controlled underground parking containing 72 stalls and an additional 44 at-grade surface stalls for a total of 116 parking stalls.

DEVELOPMENT SCHEDULE

Preliminary Development Schedule:

- | | |
|------------------------|---|
| • December 2025 | City Council Workshop, Bond Inducement Resolution |
| • January 2026 | MMB Bond Application |
| • Winter / Spring 2026 | Neighborhood Meeting, Land Use Entitlements |
| • July 2026 | MMB Bond Award |
| • December 2026 | Secure Building Permit, Close on Financing,
Start Construction |
| • March 2027 | Construction Complete, Lease-up Begins |

HIBBING

➡ **Project Type:** *Historic Preservation | Hotel | Recreation & Entertainment*

➡ **Project Information:** *N / A*

In December, the city of Hibbing floated concept plans to revitalize the ballroom space in the historic Androy Hotel building, which since the 1990s has been a 48-unit apartment complex and event center.

The Hibbing Economic Development Authority is launching an architectural and engineering review of the historic ballroom tapping the Hibbing Redevelopment Deferred Loan Program, funded in part by the Iron Range Resources and Rehabilitation Board.

The Androy Hotel has "untapped potential to serve as a year-round civic gathering space and hospitality destination" and the review will assess whether it can be reconfigured to host events of over 150 attendees or subdivided to accommodate multiple concurrent functions with food and beverage service, something no current Hibbing venue can support with consistency, HEDA says.

The building is owned by affordable housing developer Trellis Management (*Minneapolis / St. Paul, MN*).

•• PROJECT CONTACT: Betsy Olivanti - Community Development Director - *City of Hibbing* | (218) 312-1579

•• PROJECT LOCATION: 510 East Howard Street

•• PROJECT PARTNERS: Hibbing Economic Development Authority (HEDA) | Trellis Management | Widseth Architects & Engineers

MCLEOD COUNTY (Project 1)

➡ **Project Type:** *Acoustical | Recreation & Entertainment*

➡ **Project Information:** *Page 9 - Item 10B - County Administration*

- Consider approving the estimate for the McLeod County Century Hall Acoustics Project from Contegrity Group at a cost not to exceed \$175,000, and authorize Administration to proceed with bid letting date for the project.

Wright stated that Century Hall at the McLeod County Fairgrounds has been popular to rent for events since it was completed in early 2025, but that many people have said it is difficult to hear in that building because of acoustics issues caused by the hard floor and metal walls and ceiling.

Pete Filipi (*Contegrity Group*) said that Widseth has done reverberation studies of Century Hall and has suggested adding about 2,400-square-feet of sound panel to knock down the reverberation.

If the Board approves this request, work will move forward on the design and quotes for the project. Contegrity would then return to the Board for approval of a project and budget.

The project will be funded by American Rescue Plan Act dollars allocated to the McLeod County Fairground and Parks.

OWATONNA

➡ **Project Type:** *Commercial & Retail | Mixed-Use | Office | Parking Structure | Street & Sidewalk Improvements*

➡ **Project Information:** *Page 12 - Preliminary & Final Plat of STAMO Addition*

A request was made by Scott Tuchtenhagen (*Jones, Haugh, and Smith*), on behalf of Redline Development and Stadheim Properties, for preliminary and final plats of STAMO Addition, a one lot and one outlot commercial plat.

The developer is planning on redeveloping this property into a mixed-use building (called Ascend South) containing approximately 23,000-square-feet of commercial space, 57 apartment units, and underground parking.

Realignment and reconstruction of Ringhofer Lane Northwest and Vine Street West will also occur as part of this project:

- Ringhofer Lane Northwest will be reconstructed and provide public parking on both sides of the street.
- Vine Street West will have the southern portion of the street reconstructed.
- The centerline will move north and a 10-foot-wide trail will be constructed along the south side of the street. A small portion of trail will be added along the south end of Ringhofer Drive as well as removing the trail from the street as it exists today.

Ascend South will be an extension of sister development Ascend North (north of Vine Street) consisting of five total floors. The lower level will include 42 interior parking stalls and 3,000-square-feet of retail space fronting Ringhofer Lane Northwest. The main floor off Oak Avenue will have approximately 17,000-square-feet of leasable office retail space. Floors 2-5 will have 57 residential apartments, including a mix of one-bedroom, two-bedroom, and 16 studio apartments.

It is hoped the project will begin construction in Spring 2026.

•• PROJECT CONTACT: Darrin Stadheim - *Stadheim Properties* | (507) 456-1471

•• PROJECT LOCATION: 120 Oak Avenue North

•• PROJECT PARTNERS: Jones Haugh Smith Engineers | Redline Development | Stadheim Properties

WEST ST. PAUL

➡ **Project Type:** *Grading | Multi-Family | Parking Structure | Public Infrastructure | Site Improvements | Utilities*

➡ **Project Information:** *Page 40 - Memorandum - Greco - TIF Agreement & Sale of EDA Owned Land*

Greco (the "Developer") is proposing to construct a two phase development consisting of 272 market-rate apartments, 19 rental town-homes, rehabilitation of the existing Auto Zone building (7,169-square-feet), and public improvements related to the open space within the development in Phase I ("Phase I") and 185 market-rate apartments in Phase II ("Phase II").

a. Phase I must commence construction before June 1, 2026, and be substantially complete by June 1, 2028.

- Phase I work is to include land acquisition, site grading and improvements, underground and above ground utilities, underground and at-grade parking.

b. Phase II must commence construction before April 1, 2029, and be substantially complete by December 31, 2031.

Closing on the land sale will happen within 150 days of approval of all agreements and entitlements. Based upon this, it is anticipated closing would happen on or before May 7, 2026.



This page marks the end of MBEX's preview of its January 2026
Pre-Plan Pipeline issue publication shared inside the
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"Contractors Looking at Constuction Site"

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