

MINNESOTA
BUILDERS
EXCHANGE



Preview of the

PRE-PLAN PIPELINE

OCTOBER 2024

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OCTOBER 2024

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Bloomington
Blue Earth
Brooklyn Center
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Burnsville
Columbia Heights
Cook County
Corcoran

Dakota County
Dayton
Detroit Lakes
Duluth
Eagan
Eden Prairie
Ely
Fairmont
Falcon Heights
Fargo
Farmington
Fridley
Grand Marais
Hopkins

Hudson
Hugo
Inver Grove Heights
La Crosse
Lake City
Lake Elmo
Lino Lakes
Little Falls
Mahtomedi
Mankato
Maple Grove
Minneapolis
Minnetonka
Monticello

Mora
New Prague
North Branch
Oak Grove
Olmsted County
Plymouth
Princeton
Rogers
Roseville
Springfield
St. Cloud
St. Joseph
St. Louis Park
St. Michael

St. Paul
St. Peter
Staples
Steele County
Virginia
Waconia
Waseca
Watertown
West St. Paul
Woodbury
Zumbrota

BALDWIN

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

➡ **Project Description:** *Page 60 - Baldwin Township Planning Commission - Ruff Start Animal Rescue (01-00419-0170)*

Ruff Start Animal Rescue is proposing an addition onto the existing principal building located at 12526 319th Avenue. The proposed addition is located on the west end of the existing building and will be used for additional storage as well as animal receiving.

The Planning Commission will consider the site and building plan review application at their meeting on September 25th.

COMPREHENSIVE PLAN

The purpose of areas planned for commercial uses is to develop business locations that provide services to local and regional patrons. The existing animal rescue business is consistent with the uses guided by the Comprehensive Plan. Expansion of an existing business is also consistent with the Town's economic development goals to expand business activity within the community.

BUILDING

The existing building, constructed in 1971, has 4,096-square-feet of office and 1,200-square-feet of warehouse (5,296-square total area). A 30-foot by 40-foot (1,200-square-feet) expansion is proposed to be added to the west end of the building. The proposed expansion will be post and beam construction with metal siding consistent with the building type and exterior finish of the existing building.

The existing building and proposed expansion is a one-story structure. The height of the walls for the proposed addition are 12-feet and the roof does not extend above the existing structure.

PARKING

There are 23 on-site parking stalls designated on an asphalt surface in the front yard of the property. The on-site parking area is a mix of asphalt paving and gravel surfaces. The property owner does intend to add additional gravel to the area surrounding the proposed building expansion.

DETROIT LAKES

➡ **Project Type:** *Commercial & Retail | Demolition*

➡ **Project Description:** *Page 47 - Section H - Specific Development Expected to Occur Within the TIF District*

The developer (QF5 LLC) of the project site has proposed demolition of existing buildings and construction of a 15,000-square-foot DBA Quality Equipment commercial site.

There are extraordinary costs associated with redevelopment of the property requiring financial participation through tax increment financing. The Authority anticipates using tax increment revenues from the project to finance eligible redevelopment costs including demolition, site improvements, utilities, public improvements and other eligible redevelopment costs.

Demolition and subsequent rehabilitation of the building is expected to start in summer 2024 and continue through 2025. The project is expected to be 50% constructed by December 31, 2024, on the tax rolls as of January 2, 2025, for taxes payable 2026. The project is expected to be fully constructed by December 31, 2025, and be 100% assessed and on the tax rolls as of January 2, 2026, for taxes payable 2027.

➡ **Project Type:** *Hotel | Parking Structure*

➡ **Project Description:** *Page 14 - Development Agreement*

This Development Agreement (the "Agreement") is made effective as of October 1, 2023 ("Effective Date"), by and between The Pillar Company LLC, having its principal place of business at 30 South 1st Avenue East, Ely, Minn., 55731, and the City of Ely, Minnesota, having its principal address at 209 East Chapman Street, Ely, Minn., 55731.

1.) **SCOPE OF WORK**

- a.) During the term of this Agreement, The Pillar Company LLC will complete the renovation and conversion of the original Ely Community Center, 30 South 1st Avenue East, Ely, Minn., 55731 into a hotel.
- b.) The Pillar Company LLC will commit to completion of the above stated Services within 24-months of the Effective Date of this agreement. These Services will be completed no later than October 2, 2026.
- c.) The Pillar Company LLC will, upon City's periodic requests, promptly deliver any and all project documentation to needed confirm the execution of this agreement.
- d.) The Pillar Company LLC will, upon the completion of a gravel parking lot at 26 and 36 East Conan Street, enter into a lease for the use of that property for off-street parking necessary to meet the requirements of the purchase agreement made with the City of Ely on the purchase of the building at 30 South 1st Avenue East.

GRAND MARAIS

➡ **Project Type:** *Multi-Family*

➡ **Project Description:** *Page 35 - Tax Abatement Agreement - Paragraphs 3 & 4*

WHEREAS, Developer plans to construct an approximately 33,000-square-foot building with thirty-six (36) apartment units (the "Project") located at 1503 West Highway 61 in the City (Parcel No. 80-020-3115), legally described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Development Property" or "Property"), and the City has determined that the Property has qualified for tax abatement pursuant to the City's Tax Abatement Policy; and

WHEREAS, the City has approved abatement of the increased portion of the City's share of ad valorem property taxes on the Property derived from the value of the Project for the residential development of the Property for a period not to exceed fifteen (15) years, specifically with respect to the payable 2026 through 2040 property taxes, in a total amount not to exceed \$293,977.

LAKE ELMO (Project 1)

➡ **Project Type:** *K-12 School*

➡ **Project Description:** *Page 1 - Staff Report - Oak Land Middle School Improvements*

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

The City of Lake Elmo received a request from the Stillwater Area Public School District, ISD 834, to expand the existing Oak Land Middle School building. Enrollment is projected to increase from 1,040 students to 1,250 students.

In a 2023 special election, the Stillwater Area School District successfully received approval of a bond request to finance this expansion.

The improvement proposed to the Oak Land Middle School building includes 8 new classrooms and a new gymnasium that will also serve as a storm shelter for the building. Other site improvements include more parking space and a service road behind the building to meet emergency service access requirements.

RECOMMENDATION

The Planning Commission and City Staff recommend conditional approval for the conditional use permit, minor subdivision, and variance requests. Below is the recommended motion:

"Move to adopt Resolution 2024-105 approving the variances and minor subdivision requested for the Oak-Land Middle School expansion proposed by Stillwater Area Public Schools, ISD 834, with the conditions and findings listed in the staff report."

"Move to adopt Resolution 2024-106 approving the Conditional Use Permit requested for the Oak-Land Middle School expansion proposed by Stillwater Area Public Schools, ISD 834, with the conditions and findings listed in the staff report."

ROSEVILLE

➡ **Project Type:** *Demolition | Municipal*

➡ **Project Description:** *Page 3 - Business Items - Review of the Invest Roseville: Public Services Building Plan Proposal*

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

City Manager, Patrick Trudgeon, joined the Commission to discuss the “Invest in Roseville: Public Services Building Plan” proposal:

SUPPORTING ROSEVILLE’S ESSENTIAL PUBLIC SERVICES

- The city is committed to providing essential public services for all residents and the thousands who work, shop and dine in our city.
- The city must sometimes make investments in heavily used facilities to continue providing the services residents expect and deserve.
- The city has outgrown its aging Public Works and Parks Maintenance Facility and License and Passport Center, straining essential operations and services.
- The city proposed a \$76.9 million investment plan to replace both facilities with new ones that will better support city services.
- This November, Roseville voters will consider a half-cent (0.5%) local sales tax to finance the “Invest in Roseville” plan over 20 years.

TENTATIVE PROJECT TIMELINE

- November 5, 2024 – Referendum
- 2024-2025 – Final Design
- 2025-2026 – Phase 1: construct north half of maintenance facility
- 2026-2028 – Phase 2: Demolish existing maintenance facility, construct VFW and License and Passport Center
- 2028-2029 – Phase 3: Construct remaining maintenance structures, new Veterans Park

COST

- The total construction cost of both buildings is \$76.9-million.
- The half-cent local sales tax is expected to generate \$76.9-million, plus interest and bond issuance costs, over 20 years.

WASECA

➡ **Project Type:** *Airport*

➡ **Project Description:** *Page 22 - Resolution No. 24-60*

BACKGROUND

Due to unfavorable weather conditions earlier this spring and summer, construction of the Waseca Airport 4-Unit Hangar Project (City Project No. 2021-19) has been prolonged.

As a result, additional consultant time is now necessary to complete the required construction engineering tasks for this project.

Therefore, the attached contract amendment has been submitted for approval by TKDA, the project's engineering consultant.

At their meeting on September 24th, the Airport Board recommended by a vote of 4 to 0 to authorize execution of this construction engineering contract amendment.

RECOMMENDATION

Staff recommends the Waseca City Council approve Resolution No. 24-60 authorizing execution of an amendment to the construction engineering contract with TKDA for the Waseca Airport 4-Unit Hangar Project (City Project No. 2021-19).



minnesota builders exchange

This page marks the end of the October 2024 issue preview of the *Pre-Plan Pipeline* shared in Issue No. 43 of the Minnesota Builders Exchange (MBEX) *Weekly Bulletin*.

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