

MINNESOTA
BUILDERS
EXCHANGE



1123 Glenwood Ave
Minneapolis, Minn., 55405
www.mbex.org



PRE-PLAN PIPELINE

DECEMBER 2023

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ARDEN HILLS

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

➡ **Project Description:** *Page 11 - Arden Hills Planning Commission minutes*

Crew Carwash ("The Applicant") is requesting a Preliminary Plat, Master Planned Unit Development, Final Planned Unit Development, Conditional Use Permit, and Site Plan Review for a proposed project on 3737 Lexington Avenue North and 1133 Grey Fox Road ("Subject Property").

The Subject Property is currently owned by STORE Master Funding III, LLC. The site is currently developed with a vacant industrial building and associated parking lot. The Subject Property is currently two lots with one building developed over both lots. The proposal includes the demolition of the existing vacant industrial building along with a request to combine the two parcels in order to allow for the site to be redeveloped with two separate one-story carwash tunnel buildings, one approximate 5,800-square-foot exterior drive-through carwash and one approximate 5,300-square-foot interior drive-through carwash.

This area is used by a number of small and large businesses for a variety of retail, manufacturing, distribution, warehousing, and office uses. This area was largely developed between the 1950s and 1970s, though the retail area along Lexington Avenue has had some new development and redevelopment in the last 15 years. This area is marked as an area of possible redevelopment in 2040.

MARSHALL

➡ **Project Type:** *Hotel*

➡ **Project Description:** *Page 55 - City of Marshall - City Council Meeting*

Rebound Partners are requesting a commercial tax abatement to build a Hampton Inn at 1610 Commencement Blvd which is adjacent to the Red Baron Arena and Expo Center.

Rebound Partners is a Northfield, Minn. based developer who recently renovated the historic Grain and Lumber Exchange Building in Winona and restored the McNally School of Music building into the Celeste Hotel and Bar in St. Paul.

The hotel project is estimated to be a four-story structure with 84 rooms with an indoor pool area and a total of 91 parking stalls.

ROGERS

➡ **Project Type:** *Multi-Use*

➡ **Project Description:** *Page 129 - Rogers City Council - Request for Action*

Council approved an Agreement on August 17, 2023 with Asguard Acquisitions LLC, a Minnesota Liability Company, for a mixed-use development consisting of a 71-unit apartment building with commercial spaces, a fitness center, and a Kwik Trip convenience store in subsequent phases.

The Agreement required Asguard Acquisitions LLC, a Minnesota Limited Liability Company, to financially secure said improvements which was done so by a letter of credit.

Asguard has completed a portion of improvements and has requested a reduction of their Letter of Credit. The City has made inspections of the work and determined a reduction is acceptable.