



PRE-PLAN PIPELINE

APRIL 2025

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APRIL 2025

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Bayport
Brooklyn Park
Burnsville
Cambridge
Cass County
Chaska
Cloquet
Corcoran
Cottage Grove
Dakota County
Dayton
Dodge Center
Duluth
East Bethel

Edina
Faribault
Fargo
Farmington
Fridley
Gaylord
Grand Rapids
Ham Lake
Hermantown
Hopkins
Hudson
Inver Grove Heights
La Crosse
Lakeville

Le Sueur
Lino Lakes
Little Canada
Little Falls
Lyon County
Mankato
Maple Grove
Maple Plain
Medina
Minneapolis
Minnetonka
Monticello
Moorhead
New Richmond

North Branch
Norwood Young
America
Oakdale
Owatonna
Pine City
Pine Island
Ramsey
Red Wing
Robbinsdale
Rosemount
Roseville
St. Anthony
St. Louis County

St. Paul
Sibley County
Steel County
Stillwater
Two Harbors
Vadnais Heights
Victoria
Wabasha
West St. Paul
White Bear Lake
Woodbury

BURNSVILLE

➡ **Project Type:** *Restaurant*

➡ **Project Description:** *Page 20 - PLN 25-008*

Anan Barbarwi (Applicant) has submitted a CUP to allow for a drive-through lane to serve a proposed coffee shop "Qamaria Yemeni Coffee" and a proposed fast food restaurant "Baba Saj" at 12901 Aldrich Avenue South.

Both uses would be located within the principal structure on-site and shared dining room.

The subject site is located within the Transit Oriented Development (TOD) zoning district in which drive-through lanes are allowed with a CUP on roads classified as "C," which include Aldrich Avenue and Burnsville Parkway.

In addition to the proposed drive-through, the Applicant is proposing to remodel the building and alter traffic movement internal to the site to flow from south to north.

Barbarawi is proposing to remove the building's existing hip roof and replace it with a flat roof as current city regulations require; he also proposes to remove the existing exterior materials and false windows and replace them with actual windows and a variation of brick, stone, glass, and metal exterior materials.

A 475-square-foot concrete outdoor seating area located to the west of the building also is to be added.

The subject site was originally developed in the early 1970s as a restaurant use and has not been platted previously as platting was not required at the time of original development.

•• PROJECT CONTACT: Anan Barbarwi - Qamaria Yemeni Coffee, (651) 890-9694

•• PROJECT LOCATION: 12901 Aldrich Avenue South

CLOQUET

➡ **Project Type:** *Industrial*

➡ **Project Description:** *Page 13 - MCCU Collateral Commentary*

Subject collateral is subordinate to primary lender on a proposed industrial property located at 533 Commerce Way, Cloquet, Minn.

The subject property is currently a 1.91-acre vacant industrial lot that the borrower intends to construct a new 8,455-square-foot industrial building.

The new building will contain 6,400-square-foot main level as well as a 2,055-square-foot office mezzanine.

The property will be about 49% office space and 51% warehouse.

Upon completion of the property, the borrower is considering leasing out approximately 600-square-feet of office space for \$2,000 per month. The lead lender has obtained an appraisal with a complete value of \$1,300,000.

An appraisal review, site plans, building specs, an environmental risk assessment questionnaire, a flood certificate and a sworn construction statement were obtained by the lead lender as well.

FRIDLEY (Project 2)

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

➡ **Project Description:** *Page 45 - Resolution No. 2025-23*

The Fire Station No. 3 Improvements Project includes rehabilitation of the existing Fire Station No. 3 building and minor site improvements located at 110 77th Way Northeast to allow the Rumriver Art Center to occupy the space.

Rumriver Art Center focuses a major portion of their programming on serving special needs artists and the accessibility upgrades included in this project are required for their occupation and use of the space.

The Project includes the addition of vestibule at the entrance, building modifications, and site improvements to meet accessibility requirements.

In September of last year, City of Fridley staff applied for an Anoka County administered federal Community Development Block Grant (CDBG). The CDBG was eligible for public facilities due to the proportion of City residents who are considered low- to moderate-income under the program's guidelines. Last December, the City was awarded by the Anoka County board, funding of \$350,000 for a Public facility to be located at 110 77th Way Northeast.

As noted, four responsive bids were received. The low bid was received from Brennan Construction of Minn. of Minneapolis in the amount of \$293,650, which is 8.1% above the final engineer's estimate of \$271,540. The three lowest bids were competitive and were within \$24,884 of one another. Of the four bids, the high bid received was \$401,431.

The City has not contracted with Brennan Construction of Minn., in the past; however, staff has reviewed available company information, and the company has the capacity to perform as the general contractor on this project.

The resolution requests the bid amount of \$293,650 with a 5% contingency for a total amount of \$308,332.50. The Alternate bid is not recommended for approval, as staff has obtained these materials from an alternate procurement.

NEW RICHMOND

➡ **Project Type:** *Office*

➡ **Project Description:** *N / A*

Peter Kling, owner of the Edward Jones Investments office in New Richmond, sought approvals to construct a new professional office building along North Knowles Avenue (Highway 65).

The proposed building would be 5,500-square-feet and be designated for providing financial services with Edward Jones as the tenant. The proposed building is a maximum of 25-feet tall, which is consistent with city requirements.

Proposed exterior finishes include engineered wood siding, manufactured stone veneer, asphalt shingles, gable vents and aluminum windows.

- PROJECT CONTACT: Peter Kling - KL8 Properties / Edward Jones Investment, (715) 888-7070
- PROJECT LOCATION: Northeast of Hamilton Avenue & West of Highway 65 (North Knowles Avenue)

ROSEMOUNT (Project 1)

➡ **Project Type:** *Athletic Facility | HVAC | K-12 School | Parking Structure*

➡ **Project Description:** *N / A*

Independent School District #196 - Rosemount-Eagan-Apple Valley passed a bond referendum in May 2023 to improve and expand facilities district-wide, and one element was to renovate and expand Rosemount High School, along with improvements to indoor air quality.

The project includes expansion of the existing building with a new activity center addition incorporating a four-court field-house, two-station auxiliary gymnasium, a new strength and performance space, multi-purpose community rooms, toilet facilities, offices, and other support spaces.

Expansion of the existing building also includes a three-story classroom addition for 300-student additional capacity and expanded circulation spaces.

A new parking lot is also planned to accommodate the capacity expansion.

Renovations of the existing building include improving the food service experience for students, along with enhancing accessibility to the library and replacement of building systems and components throughout.

Construction work on the new additions and interior renovations is expected to take up to three years, starting in Summer 2025 and continuing through 2027.

•• PROJECT CONTACT: Sean W. Kelly - Wold Architects, (651) 227-7773

•• PROJECT LOCATION: 3335 142nd Street West

WOODBURY

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

➡ **Project Description:** *N / A*

Wayzata-based franchiser Kelly Strategic Ventures plans to open its second Slick City Action Park location in the 180,000-square-foot Settler's Ridge Industrial building in Woodbury.

The Slick City concept is described as an "innovative indoor slide park offering a unique recreational experience for families, children, and thrill-seekers."

The facilities feature a variety of high-quality slides, interactive play areas, arcade games, and a café, ideal for birthday parties and year-round active play.

Slick City was founded in 2022 in Denver and now has 10 corporate locations and 35 franchisees around the United States.

•• PROJECT CONTACT: Mike & Annie Kelly - Kelly Strategic Ventures,
mn-maplegrove@slickcity.com

•• PROJECT LOCATION: 587 Settlers Ridge Parkway



minnesota builders exchange

This page marks the end of the April 2025 issue preview of the *Pre-Plan Pipeline* shared inside Issue No. 17 of the Minnesota Builders Exchange's (MBEX) *Weekly Bulletin*, published on April 30, 2025.

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

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"White Hard Hat Beside Floor Plans and House"