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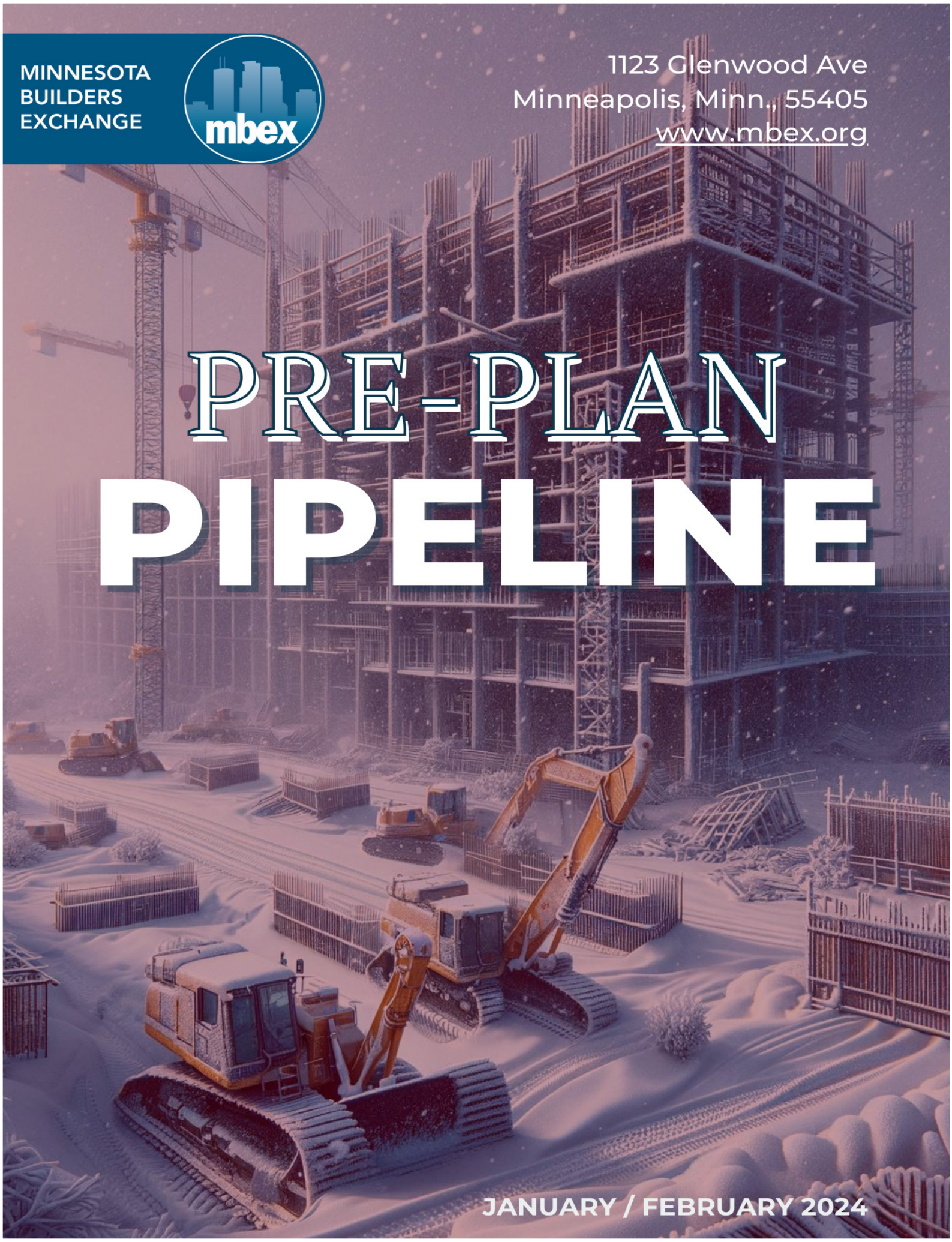
PRE-PLAN PIPELINE



JANUARY / FEBRUARY 2024

JAN / FEB 2024

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CITIES / COUNTIES

Andover
Apple Valley
Arden Hills
Becker
Belle Plaine
Beltrami
Blaine
Bloomington
Blue Earth
Brooklyn Park
Buffalo
Burnsville
Cook county
Coon Rapids
Corcoran
Crosslake
Cottage Grove
Detroit Lakes
Dodge county
Duluth
Edina
Fargo
Faribault
Farmington
Goodhue county
Ham Lake
Hopkins
Hudson
Inver Grove Heights
Itasca county
Kasson
Lake Elmo
Lino Lakes
Little Canada
Mankato
Maple Grove
Maplewood
McLead county
Plymouth
Ramsey
Rochester
Rogers
Rosemount
Shakopee
Shoreview
St. Anthony
St. Francis
St Louis county
St Louis Park
St Paul
Victoria
Watertown
Winona county
Wright county

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BUFFALO

➡ **Project Type:** *Demolition / HVAC*

➡ **Project Description:** *Page 3 - Commercial Repair Application Javtura Investments LLC | Page 4 - Staff Updates*

COMMERCIAL REPAIR APPLICATION JAVTURA INVESTMENTS LLC

Planning and Economic Development Director Kelly introduced this item. Javtura Investments LLC applied for the Commercial Repair program to update the HVAC repairs and additions for 2 of the 4 buildings on his parcel. The energy efficient units bid came in at $17,870. Javtura Investments is seeking the $5,000 maximum for this commercial repair. The work does need to be completed before the grant is allowed.

STAFF UPDATES

Planning and Economic Development Director David Kelly announced that the Chipotle site is preparing for the demolition of the existing building; and that both Chipotle and Starbucks are planning to be ready to serve customers sometime this summer.

COON RAPIDS

➡ **Project Type:** *Community & Assisted Living*

➡ **Project Description:** *Page 18 - PC 23-4, Approve PUD Extension (3011 124th Ave NW, Rachel Development Inc)*

On March 7, 2023, Rachel Development, Inc. was granted Planned Unit Development (PUD) approval from the City Council for a new 40-unit assisted living and memory care facility.

The PUD was approved with the following conditions:

1. All engineering comments be addressed.
2. All sustainability comments be considered.
3. The applicant enter into a site security agreement with the City.
4. A right of entry agreement be established between the City and property owner to provide City access to hydrants located outside the public right of way.
5. All signage is subject to separate sign permits.

PUD approval is valid for one year. Upon written application by the applicant, the Planning Commission can recommend and the City Council may approve, an extension of site plan or PUD approval for one period of up to one year upon finding that:

1. The proposed use, or uses, are consistent with the zoning current at the time of the request for an extension is considered; and
2. The project design meets applicable City Code standards, including this Section, in effect at the time the request for an extension is considered.

The applicant is requesting a one-year extension. The extension is needed due to current challenges in the market to start construction, including high material and labor costs, as well as high financing costs and interest rates.

Rachel Development has closed on the acquisition of the land from Metro Storage and is invested in proceeding with the project as soon as financing costs are feasible.

FARIBAULT (Project 2)

➡ **Project Type:** *Municipal*

➡ **Project Description:** *Page 30 - Total Capital Budget*

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

2024 - FOLLOWING REVISED AGREEMENT
Buildings

1.) Interpretive Center - $9,500 - Electrical and Plumbing Upgrades
2.) Trailside - $17,000 - Electric Upgrade, Cosmetic Improvements
3.) Potential Future Site / Rebuild
- $18,000 - Needs Assessment / Feasibility Study / Strategic Planning
- $100,000 - Solar Installation, Roof Replacement of Interpretive Center

Trail Network
$22,160 - Train maintenance / repair of unpaved network, trail re-deisgn to remove damaged bridge

2025 - FOLLOWING REVISED AGREEMENT
Buildings
1.) Interpretive Center - $45,000 - Paint, Flooring, Displays

2026 - FOLLOWING REVISED AGREEMENT
Buildings
1.) Interpretive Center - $21,000 - HVAC replacement

2027 - FOLLOWING REVISED AGREEMENT
Buildings
1.) Interpretive Center - $4,500,000 - Interpretive Center expansion

ITASCA COUNTY

➡ **Project Type:** *Storage Facility*

➡ **Project Description:** *Page 75 - Jake & Amanda Perrington / CUP*

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

Jake & Amanda Perrington- Parcel #76-018-2202 - submitted a Conditional Use Permit (CUP) application for storage rental units.

Jake Perrington was present and discussed his CUP application for storage rental units. His comments included that there is a need for storage rental units in this area and he plans to construct two buildings initially and possibly more in the future. He amended his CUP application to construct up to four storage rental unit buildings (the two additional structures will be approx. 34'x120').

The 60'x100' building will be for seasonal boat storage and the others regular storage units. Bellomy / Maasch motioned to close the public portion of the meeting which carried unanimously.

SHOREVIEW

➡ **Project Type:** *Multi-Family*

➡ **Project Description:** *Page 34 - Memorandum - Item Number 5.a*

Scannell Properties is moving forward with their Phase Two plans for the Seven Lakes redevelopment project on the 50-acre former Deluxe corporate campus. Scannell has reached a lease agreement with Fairview Health Services on constructing a build-to-suit building that would serve as the new location for their pharmaceutical operations and an array of other services. Representatives from Fairview have been invited to attend the February 5 meeting of the EDA to introduce the project and their intended move to Shoreview.

DISCUSSION

Phase Two of the Seven Lakes master plan redevelopment will include a large single-level office / multi-purpose building to support a number of business entities under Fairview Health Services, and a multi-family apartment complex. The building proposed for Fairview is approximately 150,000-square-feet, while the apartments will likely be in the 180-unit range. A copy of the PUD development plans for Phase Two are included with this memorandum.

The purpose of this agenda discussion is to introduce the Fairview building project and their intended uses of the new location for a number of services. Fairview will be bringing a significant number of jobs to Shoreview, and would serve as a very strong anchor for the campus. Scannell has submitted an application seeking public financial assistance for Phase Two, and more details on the financing will be presented at future meetings as the formal review process begins. The structure of the possible financial assistance would involve the establishment of a redevelopment tax increment district, similar to what was approved for the Scannell phase one project. Staff has included with this report an outline of the review schedule that has been prepared for the proposed projects in Phase Two.

minnesota builders exchange

This page marks the end of the January / February 2024 issue *Pre-Plan Pipeline* preview shared in the Issue No. 8 of the Minnesota Builders Exchange (MBEX) *Weekly Bulletin*.

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

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