



COTTAGE GROVE ECONOMIC  
DEVELOPMENT AUTHORITY  
12800 RAVINE PARKWAY SOUTH  
COTTAGE GROVE, MN 55016  
COUNCIL CHAMBER

April 14, 2026

- 7:30 AM

- 1 Call to Order
- 2 Pledge of Allegiance
- 3 Roll Call
- 4 Approval of Minutes
  - A Approval of January 13, 2026 EDA Minutes  
*Staff Recommendation: Motion to approve January 13, 2026 EDA minutes.*
- 5 Business Items
  - A Community Development Update  
*Staff Recommendation: Receive the Community Development Update*
  - B Facade Improvement Program Update  
*Staff Recommendation: Motion to approve the revised guidelines of the Facade Improvement Program.*
  - C Demolition of House and Outbuildings Quote Award  
*Staff Recommendation: 1. Adopt Resolution 2026-002 awarding the demolition and cleanup of 9430 East Point Douglas Road South to the low quote supplied by NML Contracting for \$52,800.00.  
2. Authorize the EDA President and EDA Executive Director to execute the service agreement with NML Contracting in the amount of \$52,800.00.*
- 6 Public Hearings
  - A Public Hearing to Approve Sale of Property  
*Staff Recommendation: Motion to approve Resolution 2026-001.*
- 7 Other Business
- 8 Workshop
  - A Business Retention and Expansion Program Workshop
  - B Innovation Village and 100th Street Extension Update
- 9 Presentations
- 10 Adjournment



# Economic Development Authority Action Request

## 4.A.

**Meeting Date** 4/14/2026

**Department** Economic Development

**Agenda Category** Action Item

**Title** Approval of January 13, 2026 EDA Minutes

**Staff Recommendation** Motion to approve Janaury 13, 2026 EDA minutes.

**Budget Implication**

**Attachments**

1.	1-13-2026 EDA Meeting Minutes
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**COTTAGE GROVE ECONOMIC DEVELOPMENT AUTHORITY**  
**12800 Ravine Parkway South**  
**Cottage Grove, MN 55016**  
**COUNCIL CHAMBER - 7:30 A.M.**

**January 13, 2026**

**1. CALL TO ORDER**

The Cottage Grove Economic Development Authority (EDA) meeting was called to order at 7:30 a.m. by EDA President Myron Bailey.

**2. PLEDGE OF ALLEGIANCE**

EDA President Bailey asked everyone to please stand and join in reciting the Pledge of Allegiance.

**3. ROLL CALL**

Becca Bair, Administration Specialist, called the roll:

EDA President Bailey-Here; EDA Vice President Olsen-Here; EDA Member Jean-Baptiste-Here; EDA Member Khambata-Here; EDA Member Latack-Absent; EDA Member Scott-Here; EDA Member Tschida-Here.

Staff Present: Jennifer Levitt, City Administrator  
Jaime Mann, Assistant to the City Administrator  
Becca Bair, Administration Specialist  
Nate Carlson, Economic Development Manager  
Brenda Malinowski, Finance Director  
Emily Schmitz, Community Development Director

Others Present: Brad and Louise Madison, Owners, The Madison MN, LLC

**4. APPROVAL OF MINUTES**

A. *Staff Recommendation: Approve the December 2, 2025 Economic Development Authority Meeting Minutes.*

**EDA Vice President Olsen made a motion to approve the December 2, 2025 Economic Development Authority Meeting Minutes; second by EDA Member Khambata. Motion carried: 6-0.**

**5. BUSINESS ITEMS**

A. Community Development Update

EDA President Bailey said Nate will take us through this, welcome.

Good Morning, Mayor, and Members of the EDA, I'm Nate Carlson, Economic Development Manager. This is the first EDA Meeting that I get to lead, so thank you. Community Development Director Emily Schmitz is also here if there are additional questions.

**Beige Book Highlights:** In looking at the previous report, there are not significant changes, but I'll point out the positive: Manufacturing, Commercial Construction, and Residential Real Estate have increased. There was a decrease in Consumer Spending and it was flat in areas of Construction, Commercial Real Estate, Energy, and Agriculture. Activity among Women and Minority-Owned Businesses continued to decline.

**Development Updates:** Park High School: Framing and trade work continues in the cafeteria. Framing for the six offices in the existing cafeteria was done during the holiday break. Cottage Grove Middle School: Interior wall framing in the new addition and waterproofing of the exterior walls have been approved. The exterior wall insulation and drywall are currently being installed. Concrete slab work and plumbing connections in the existing area of the school were completed over the holiday break. Oltman Middle School: Work continues on the installation of the roof assemblies on both additions. Once complete, interior framing and trade work can begin in those areas. Hadley Ridge Apartments: Being constructed by Real Estate Equities, the Building Permit has been issued. Closed on their financing 12-30-2025. I had a hand in completing all the LAHA documents and working with Director Malinowski, and I'll be working through the Livable Communities Grant as well. Roers Apartments: Building Permit was issued, grading permit issued, and site prep began. If you drive by past it on Highway 61, you'll see a bunch of trucks there already making

some efforts to clear the site. Intermediate Zone Water Treatment Plant: More progress is being made on the concrete wall slabs. Water Tower: All pedestal wall lifts, top ring beam, and dome slabs are complete and ready for the steel tank. Welding on the steel tank continues.

Planning Projects:

- Yellow Tree Apartment project (north of East Point Douglas Road and west of Hardwood Avenue, adjacent to The Legends):
  - Planning Commission recommended approval of the PUD, Preliminary Plat, and Site Plan at their December meeting
  - Applied for tax abatement due to unique site constraints
  - Council action is planned for February 18, 2026
- Van Meter, Inc. Addition (7450 95th Street)
  - Planning Commission recommended approval of the Site Plan for 125,000 square-foot addition
  - Council action on the Site Plan is planned for January 21, 2026
  - Staff exploring State incentives through DEED, primarily the Minnesota Investment Fund and Job Creation Fund

EDA Projects:

- Redevelopment Grant for Ross Property - Council Resolution Approval planned for January 21, 2026
  - Cover costs of asbestos abatement & demolition; I'm leading efforts to apply for a Demolition Grant with the State
  - Prepare site for future development

Nate said he'd answer any questions.

EDA President Bailey asked the EDA Members if there were any questions.

EDA Vice President Olsen said thank you, Nate, appreciate the update. My question is along the lines of explanation, actually, and that is for Yellow Tree, you mentioned that they are making an application for tax abatement due to unique site constraints. Could you tell the Members of the EDA, as well as anybody watching at home, a little bit about tax abatement and how that works.

Nick replied certainly. So, there are two major tools when it comes to incentivizing through any deferred taxes or tax reimbursement, and that's more commonly TIF, Tax Increment Financing, and a secondary tool is Tax Abatement. The major differences with Tax Abatement, as opposed to TIF, TIF is a lot more rigid; there are certain Districts that can be created, certain activities that can qualify for TIF, and with TIF, all three levying entities, the City, the County, and the School District, are part of the deal. The School District and the County cannot object to a TIF District.

With Tax Abatement, there's a lot more flexibility, there are no Districts. Pretty much if the Council deems Tax Abatement to be necessary, they can use Tax Abatement; however, only for their portion of the levy. The County and the School District would need to adopt Tax Abatement separately. So, in this case, what we're looking at with Yellow Tree, is a Tax Abatement process. I'm inheriting the project where TIF wasn't deemed to be appropriate for this project, so Tax Abatement is being pursued solely for the City's portion, to help offset the significant costs as it pertains to the development of the site and with the unique grading and everything.

EDA Vice President Olsen said okay, to be clear, TIF, which is often used, has an impact on all three taxing bodies, the County, the School District, and the City. Tax Abatement is only going to impact the City, and in essence, what that means, please correct me if I'm wrong, is the School District and the County will still be able to enjoy taxable value of this property, and taxes will be paid to them, but the City, on the other hand, will receive no taxes from this. Is that right?

Nate replied, you're correct, EDA Vice President Olsen, that's the framework with regards to the other taxing jurisdictions. As it pertains to our structure for the deal, we're still in process because there's been some significant changes to the unit count, and so the assessment is not accurate at this time. So, I'm working with Ehlers to ensure we understand fully what our risk is at this time.

EDA Vice President Olsen said I see, and when that comes before the City Council, we'll have a better understanding of the specifics.

Nate replied that's correct.

EDA Vice President Olsen said okay, perfect. Thanks for the explanation, I appreciate it.

EDA Member Jean-Baptiste said I have questions on the Ross property. One is where is that one located, and two is do we know what we're necessarily targeting, as far as development? Is it going to be hospitality, industrial, things of that nature?

Nate replied the location is the Shoppes at Cottage View, a major development site, directly south of Walmart on East Point Douglas, it's about a four-acre site with a single-family home still on it from the Ross homestead. My understanding, the direction that I received, is that this is reserved for a hotel. EDA Member Jean-Baptiste said thank you.

- B. The Madison - Façade Improvement Program Application  
*Staff Recommendation: 1) Award The Madison MN, LLC, an award letter for the submitted project with matching funds of up to \$24,999 for any eligible expenses as part of the City of Cottage Grove Façade Improvement Grant Program. 2) Direct staff to review the Priority Zones and overall Façade Improvement Program criteria and provide the EDA with potential recommended program updates.*

Mayor Bailey said Nate will be taking this item, too.

Nate said we have the owners of The Madison here, they're going to help me present this. First, I'll give some background as far as I understand the Façade Improvement Program. What we have for an action for the EDA this morning is a recommendation of approval for this application.

Façade Improvement Program Background:

- It was started in Cottage Grove in 2019.
- It's a grant based-program that offers a 50% match for commercial property owners.
- It's meant to help beautify buildings, increase consumer awareness, and sustain a healthy commercial building stock in Cottage Grove.

Program Criteria:

- Location needs to be within the City of Cottage Grove (based on priority map of two different areas, but it doesn't preclude any other areas).
- Ability to encourage improvements to surrounding businesses.
- Ability to help improve the appearance and attractiveness of an area.
- Be consistent with the Comprehensive Plan.
- Be compliant with City Codes.
- Priority may be given to local businesses over national/retail tenants.
- Building owners who have not previously been awarded a grant will be considered before those who have already received grant funding.

Priority Zones:

- Priority Zone 1:
  - 80th Street and East Point Douglas Road
  - Jamaica Avenue and East Point Douglas Road
- Priority Zone 2:
  - Southwest corner of 70th Street and Keats Avenue
  - Northwest corner of 70th Street and Hinton Avenue
  - West Point Douglas Road

The priority simply states that these are kind of our two areas that we're focusing on funneling funds, but again that doesn't mean that the parcels need to be located there to apply for those funds; we'll get to that with The Madison, its not highlighted in this area.

The Madison's Grant Application

- The EDA received an application from the owners of The Madison for historic Furber House façade improvements, which currently operates as an event center.
- Total Project Costs are \$134,730 for windows, siding, and foundation repairs.
- They received project approval from the ACHP, Planning Commission, and Council in November, 2025.
- They are seeking the maximum grant request of \$24,999.
- Nate noted, as alluded to in the previous slide, that this project is not in a "Priority Zone" and it is not zoned Commercial. However, because it is a historic structure, it operates under a Historic CUP, which allows them to operate in a commercial way.

Staff recommends approval of this application, but also a secondary motion to allow Nate to review this program, the Priority Zones, and the ability to provide feedback to the Board for any potential amendments or considerations.

With that said, Nate invited Brad and Louise Madison to step forward to talk about their project. EDA President Bailey greeted Brad and Louise and welcomed them.

Good Morning and thank you, Nate. One quick thing I wanted to mention, based on the map Nate showed there, I know one of the things you mentioned was the priority areas. I thought it was kind of funny, it just popped into my head, although we may not physically be within the area of the constraints of that map, one of the things when we moved to Cottage Grove that somebody pointed out to us is that our business was on the puzzle that you guys hand out around town. So, although we may not be on the Priority Zone of the map, we have made the puzzle. So, I think that's kind of cool. My name is Brad Madison, and on behalf of my wife, Louise, and I, we would like to thank you for the opportunity to meet with you today.

Looking across the faces that I have seen here, I've met so many of you throughout our process of becoming part of Cottage Grove's neighborhood as a business and as a family. Many of you have spent time inside the walls of our venue. Some of us have an even more special relationship than just a meeting, some are actually patrons, and I appreciate that.

We purchased the property and it was under a different name, some of you may be familiar with it, and on September 17, 2024, we saved the venue from a bankrupt business that would have most likely put the property into a foreclosure. We celebrated our first year anniversary on September 17, 2025, and are well into our second year with an unexpected level of success. We currently have more than 60 events booked for 2026 and are still continuing to book for 2026, as well as 10 events for 2027.

So, we host approximately 12,000 to 15,000 guests per year; many of these guests come from out of town and will make use of many of Cottage Grove's businesses, creating economic opportunities on a broad scale. The Madison supports local businesses with opportunities to serve these guests through partnerships with hotels, restaurants, in addition to the typical and wedding event vendors. We're also proud to have a strong community presence with the support of nonprofits, fundraising events, as well as donating our space for memorial services for community members in need. We also hosted a Christmas Market this last year, which gave opportunity to over 40 unique vendors. The event served around 1,800 guests, Mr. Bailey, you were there; they all visited our barn on Lamar Avenue in one day. The event alone was able to create around \$50,000 worth of gross revenue for all vendors involved; that's not our revenue, that's the vendors who were all present on the day.

Most of you will recognize our business from the barn, the façade of our barn is quite well known. Again, it is put in all its glory on the puzzle there, and there is a picture, I just recently took this one, the Northern Lights were looking very beautiful over the City of Cottage Grove; I thought it was kind of a cool picture.

So, located prominently on our property is a dilapidated house, which in its day was a beautiful piece of architecture, as well as a historical Cottage Grove landmark. This house, built in 1851, is on the National Historic Registry, and now a forgotten historical diamond in the rough. It sits waiting to be reborn or to crumble away. In its current state, it is not only a detriment to the façade of our business, but also a sad representation of Cottage Grove's past, and our hope is to bring it back to its former glory. Here are some images of the Furber House, I'm sure most of you have driven by and seen it on Lamar. The picture on the left there is actually an original representation of it from the Almanac, which was hand drawn in 1871, and that's a picture of John P. Furber himself, and this is a picture of John P. Furber and his wife and family.

One thing I want to mention before I actually jump over to talk about the plans we have is although the name of the business that ran a business at the property we purchased, many of you will know it as the Furber Farm, we obviously changed the name to more represent our own business. However, we do want to pay homage to the historical aspect of what that house is to Cottage Grove, so with that said, our goal and our intent is to operate our business under The Madison, as we have for the last year and some days. Once the improvements are made to the house, we would like to honor the family and the name of the people, that homestead, which was Furber; so, the house itself will be called The Furber House.

#### Tentative Renovation Plans

These are, I know it says tentative, but most of these are kind of set in stone, but at the time when I made this, some of them were tentative. Our interior plans aren't really part of this presentation, but the exterior ones are really what we're talking about today. This is a photograph of Louise and I; we chose Jake Jones of Madison Wood to help us restore the house. We were actually referred to Jake through a member of the Cottage Grove ACHP, and it's been such a wonderful relationship. He has such a passion for historical properties and restoration, so everyone that's involved with the ACHP is obviously very excited about us working with him because they know that the true heritage is going to be retained and restored. For instance, we're not doing vinyl replacement windows, we're doing actual replacement and repair of all of the original windows. So, there's not going to be vinyl replacements, and this goes right down to even the mechanical aspects of the windows; there are weights in the wall, the sashes are all being replaced, anything that's rotted is going to be replaced with new wood, and that's pretty awesome. Regarding the siding, I'll mention the original idea was actually to replace the siding because we assumed it was going to be very rotted underneath the asbestos siding; but upon uncovering the asbestos siding, we found the original clapboard siding to be in wonderful shape, which is really exciting. So, the whole exterior of that house is going to be authentic from 1851.

So, this is the Furber House. Our first step was to remove the asbestos siding. We actually completed this step already in December. If you were driving by, you may have noticed some work being done, and it was really exciting, and it kind of gave us a little bit of anxiety because now our dilapidated house looks a little bit even more like a dilapidated house and a ghost house. It is pretty incredible to see that siding come to life. You can see it actually originally was red, if you look at that picture there, they painted the house red originally in the mid 1850s.

Window restoration is scheduled to begin on January 14; one of the stipulations for this grant was that we didn't begin any work until we were either approved or denied, so our hope is with approval, we can begin construction or repair of the windows tomorrow. Jake Jones will be doing that, and it's slated to be completed sometime in March.

After the windows are finished in March, we have around a month before our wedding season starts where we're going to start the restoration of the siding. You can see this is a closeup of what that clapboard siding looks like, it's kind of incredible that all of the authenticity can be retained and it's in such good shape for so long.

After the windows are completed, another step will be to start working on the remaining exterior of the house with its decorative features, all the beautiful things that are well documented in photographs, like the round windows and the cornices and the corbels of the house; there's some more pictures of that.

With the completion of the exterior of the Furber House, we will have successfully improved the overall visual representation of our business, and we will have made way to start the next step, which will be the restoration of the interior. Once completed, our plan is to be make the Furber House available to our event guests as an overnight option and also available to anyone visiting Cottage Grove that is looking for a unique place to stay: wedding guests, families on a ski trip to Afton Alps, or even history buffs looking to visit one of the oldest houses still standing in the State of Minnesota. These are all the people that we hope to welcome to stay in the house.

Louise and I thank you for your time and your consideration. If anyone has any questions, I'd be happy to answer them.

EDA President Bailey said fantastic. Well, thank you, obviously you guys have done a tremendous job with that venue out there. And, yes, I did get a chance, I know you were running around that day because you had more people than you thought, which is not a bad thing. Brad replied yes.

EDA Vice President Olsen said poor Louise was directing traffic. EDA President Bailey said he was out trying to get people off the main street, so yeah, I was like, you'll be fine, you'll be fine. Let it happen, it's good, we're fine.

Brad said we have lots of notes from that day. It was our first time doing it, and I think the community really loved it. EDA President Bailey said they did.

Brad said my closest neighbors, maybe not so much because of the traffic on the road and with the parking, but that's one of the things if we, we have not decided yet if we're going to do it again next year, we're kind of in the process of working that out. If we do, we're going to work more closely with the folks who actually ran the event; ensuring that we have more people monitoring traffic and attending to the parking lot, so I don't have to do it or Louise, and so that it doesn't affect our community in a negative way like that. But, yes, the turnout was phenomenal.

EDA President Bailey said perfect. My only other comment, and then I'll see if the EDA has any questions or comments. So, the ultimate goal once the house is finished and refurbished is to use it almost kind of like a Bed & Breakfast?

Brad replied well, we're going to refrain from Bed & Breakfast because that means that we're dealing with food and beverage, and that takes on a whole different sort of licenses. We'll call it similar to like an Airbnb. EDA President Bailey said all right, perfect. Brad said but it'll be a little different and classier than just a typical Airbnb. EDA President Bailey agreed, said it looks like it when you're finished with it, perfect.

EDA Member Khambata said Brad, I happen to know that you're also a talented photographer, so some of the pictures you took are really amazing; Brad replied thank you. EDA Member Khambata said and I imagine that when you're done, the after-construction photos will be equally amazing. I'm really impressed with the direction you decided to go, especially finding some of the original materials were still intact with the house and refurbishing the windows; and I disagree with you, I think that by taking off that asbestos siding, I think the house already looks better with that original siding. My question is I see in the historical photos it shows like a full-length porch or gable over the front of the house. Are you guys planning on changing any of the existing architecture on the front of the house to mimic that, or are you going to keep that?

Brad asked are you talking about this one here? EDA Member Khambata replied yeah. Brad said yes, so, we've worked this into what we're calling different phases for many reasons: money, time, all of those things. Phase I is well on its way, in terms of starting the exterior process. Our biggest goal was to make sure that when people drove up our long driveway, towards the barn, that if they're glance happened to go off to the right and see that house that it didn't make them stop the car and put it in reverse, which is

kind of the way it is right now. It does not really help us out. We've booked 60 weddings next year, but all 60 of those people that pulled in, we've kind of had to spin it in a way that says, oh, that's our historic home, it's charming, it looks a little rundown right now, but it's a historical building. So, we kind of have to spin it, and our hope is to one day not have to do that; in fact, our goal is to be able to do that by the start of weddings this summer. I'm sure some of us are excited about that.

So, Phase II is the interior. So, once we get the exterior done, that's Phase I, we want to make the exterior beautiful, and once that's done, over the summer and probably some of the winter, who knows how long exactly, that's when we'll start Phase II, which is the interior.

Phase III is going to be adding the frosting on the cake, and our plan is to add that original deck on the front. In fact, Jake Jones from Medicine Wood has found a man who specializes in authentically recreating historical structures, like porches, so our goal is to do it exactly like that picture that's there. One thing we did fool around with the idea of is we have direct contact with some of the original Furber family members. We have a connection with a woman named Gretchen Furber, who lives in Florida, and she's very excited about this project and has sent us literally stacks and papers full of like family almanacs and historical, handwritten letters from John P. Furber, it's incredible. Many of these things we're going to try and recreate and put in the house as artwork on the wall. One of the things we found out is they had hoped to do a wraparound porch; so, if you see on the front façade, the porch only extends to the front part, but we'd like it to maybe go to what they had hoped to do, which was to extend it a little bit sideways and then back towards the windows as well. But that's obviously something we'll have to get approved through the ACHP and all of that. At the very least, we're looking to recreate that. In fact, if you look at the back of the house, this section here is also actually a little back porch, and the building that's attached to that porch is currently a rebuilt kind of three-season porch, which doesn't really match the house itself. So, we're looking to recreate this original look, and originally, there was a quarters above that section there, which is where some people who worked with the house lived. So, we're looking to recreate the second level of the house as well, trying to make it as authentic as possible to its original plan.

EDA Member Khambata said that's amazing, awesome.

EDA Vice President Olsen said Brad and Louise, you guys have done an amazing job. I'm sure you've heard that just hundreds of times, but we're very grateful that you took on this project because it was a project. As you stated earlier, it had some bad juju associated with it, so I think turning that around was not an easy task, but you've definitely done tremendous work, and we're happy to have you in the community. I'm fully behind your Façade Improvement Program. Selfishly, I do want you to do the Christmas Market again because my wife and I had a blast, but I understand it was a crazy day. At the end of the day, both of you needed a two-day nap, I think. My question for you is this: I know that you have a lot of different balls in the air as it stands right now with not only this house, but also other things that you want to do with the property. I'm just curious, have you guys made any decisions about any other improvements that you're working towards on the property, or are you taking this sort of step by step, let's get this done, then we'll do the next thing, and then the next thing? Because when we initially met, I know you had some other ideas, but of course the realities of availability of materials, availability of talent, not to mention the costs associated with those things can be a little bit crazy. Anything else that we should know about that's coming up?

Brad replied sure, we love a little teaser. Thanks for the question, Justin. So, yes, we do have lots of additional plans, and of course, any time you want to make a business better or anything in life better, you come up with and you brainstorm ideas. So, we have many, many ideas. Some of them will most likely come to fruition, some of them will continue to be dreams until later on down the road, until they become reality. We do have hopes to restore the pole barn on site there; they call it a historic pole barn or a historic machine shed, actually, because it wasn't obviously built in 1851, alongside the house, there was a small outbuilding that was. Much of the history of that house, although the Furber family is the most important name, the Vandenberg's were the ones who built that barn, and they also had a significant place in the City of Cottage Grove, and I believe that they were the ones that built that machine shed. Our hope is to restore that machine shed to, first of all, make it safe and useable space for us to use for the business; but there's a portion of the south side of that machine shed we would like to restore and hopefully one day turn into an additional asset for the business in the form of what we'd like to call maybe like a speakeasy or a cigar bar kind of thing. Obviously for our clients to use, but also potentially maybe to have it open for limited amounts of time for Cottage Grove community members to come and sit and have a glass or wine or a beverage or listen to some live music. These are obviously lots of things that we need to get approval for, and there are things like liquor licenses that would have to be acquired, but those again are just in the pipeline, in the dream of where we'd like to go. I would say that's the most immediate and largest thing.

In terms of like making the property itself look nicer, one of the things we'd like to do is there is like a 1970s Menards-built garage that sits right in the middle of the property, which doesn't really align with the rest of the property. I'm hoping to get permission to put a cement pad back towards where our parking lot is and move that to the back, so closer to the north end of the property, within the tree areas that we have, and let trees grow around it to kind of hide it. Then we can use it to put the snowplow in the summer and put the lawnmowers in the winter, that kind of thing. I know that we're not allowed to go over a certain number of

square footage with outbuildings, and I do believe we're over that number, like grandfathered in, but I've been told that if we tear any of those buildings down, that we're not allowed to rebuild them because of that. So, that's something that we'll obviously work with the Cottage Grove people who are in charge of that stuff to see if we can do that. I would say those are the most pertinent goals we have.

EDA Vice President Olsen said great, thanks for sharing, and thanks for being here today, and thank you guys for doing such great work for our community. I know you've enabled people who have had various challenges in their lives to use the facility for a lot of different reasons and you haven't charged them anything, and to me, that's just proof that you guys really want to be good neighbors, and you've definitely demonstrated that, so thank you so much.

Brad replied we do appreciate that relationship with Cottage Grove, and one thing just to throw out there is in addition to the community members we've served that way, we also were able to serve 12 families who had contracts with the previous owner, and we executed those 12 contracts free of charge as well. EDA Vice President Olsen said oh, that's amazing, thank you so much.

**Recommendation:**

**By Motion:**

- 1) **Award The Madison MN, LLC, an award letter for the submitted project with matching funds of up to \$24,999 for any eligible expenses as part of the City of Cottage Grove Façade Improvement Grant Program.**
- 2) **Direct staff to review the Priority Zones and overall Façade Improvement Program criteria and provide the EDA with potential recommended program updates.**

**EDA Member Khambata made a motion to award The Madison MN, LLC, an award letter for the submitted project with matching funds of up to \$24,999 for any eligible expenses as part of the City of Cottage Grove Façade Improvement Grant Program; second by EDA Member Tschida. Motion carried: 6-0.**

**EDA Member Scott made a motion to direct staff to review the Priority Zones and overall Façade Improvement Program criteria and provide the EDA with potential recommended program updates; second by EDA Member Jean-Baptiste. Motion carried: 6-0.**

EDA President Bailey said thank you, and EDA Vice President Olsen said congratulations. EDA President Bailey said good luck, and it'll be neat to see it get changed out.

EDA Vice President Olsen told Brad and Louise by the way, we do have a City Photo Contest, so that photo would be a great entry; EDA President Bailey said the one with the barn and the Northern Lights, as that looked pretty cool, by the way.

C. **Approval of 2026 Meeting Schedule**

EDA President Bailey said you can see all of our meeting dates that are laid out for the rest of the year. One notable one, of course, is December 1, as that is a Special Meeting that's held at 6:00 p.m. as part of the HRA Levy approval process, so I just want to make everybody aware of that. Of course, these are the set meeting dates, but if there is not something on the agenda for one of these meeting dates, then obviously the meeting could be cancelled.

**Recommendation**

**By Motion: 1) Adopt 2026 EDA regular meeting schedule, as presented in the staff memo.**

**EDA Vice President Olsen made a motion to adopt the 2026 EDA regular meeting schedule, as presented in the staff memo; second by EDA Member Khambata. Motion carried: 6-0.**

D. **Letter of Intent (LOI) with Tradehome Shoes**

Nate said thank you, President Bailey and Members of the EDA, I'm getting my feet wet with these WAG properties, as I understand them with the Glendenning family. Jennifer had received a drafted LOI from Tradehome Shoes for 13.1 acres, east of Jamaica and just about south of 97th Street there; it's highlighted in yellow and red. My understanding as far as how this operates with the EDA being involved is the property is sold to the EDA at a reduced cost to help us, and we sell it then, secondarily, to the buyer in a way to help us recoup investment in the infrastructure directly adjacent to this site. If the EDA does approve this LOI, what I'd be working toward is setting a Public Hearing in February to execute certain documents.

The price, as it stands right now, that the EDA would sell it is \$1.7 million. I'll turn this over to City Administrator Jennifer Levitt if there are other things I missed.

Administrator Levitt said EDA President and Members of the EDA, this is one of those properties that we had a previous agreement on with Ryan Companies; they were looking to build a 140,000 square-foot warehouse facility, but that Purchase Agreement never came to fruition, and now Tradehome Shoes, which is a nice existing business, would like to expand. We're still connecting with them on their specific plans in regards to what they see on this site and how they potentially desire to phase that. So, at this point, we'd be bringing the Purchase Agreement to you hopefully in February if all goes well, and you'll see a Planning Commission schedule for their project hopefully in early Q2 as well. So, I'd be happy to answer any questions that you have.

EDA President Bailey asked if the EDA had any questions.

EDA Member Khambata asked with regard to the prior contact with Ryan Companies, as part of their due diligence, if there were any security funds posted, were those forfeited or returned when the contract did not proceed?

Administrator Levitt replied that's a good question. If you'll recall, there were a couple of Amendments to that contract, and as part of it, there was a section or a portion of the money that went hard as part of their earnest money, and that money was split between the City and WAG, based upon the actual percentage of the actual Purchase Agreement. So, that's a good question.

EDA Member Khambata said thank you.

#### **Recommendation**

##### **By Motion:**

- 1) Authorize the EDA President and City Administrator to execute the Letter of Intent with Tradehome Shoes for the purchase of approximately 13.1 acres with PID: 21.027.21.34.007 at the price of \$1,711,908 and prepare Purchase Agreement documents to be approved at the next available EDA Board Meeting following the necessary Public Hearing Notice.**

**EDA Member Khambata made a motion to authorize the EDA President and City Administrator to execute the Letter of Intent with Tradehome Shoes for the purchase of approximately 13.1 acres with PID: 21.027.21.34.007 at the price of \$1,711,908 and prepare Purchase Agreement documents to be approved at the next available EDA Board Meeting following the necessary Public Hearing Notice; second by EDA Vice President Olsen. Motion carried: 6-0.**

6. PUBLIC HEARINGS - None.
7. OTHER BUSINESS - None.
8. WORKSHOP - None.
9. PRESENTATIONS - None.
10. ADJOURNMENT

**EDA Member Scott made a motion to adjourn; second by EDA Member Khambata. Motion carried: 6-to-0.  
The meeting was adjourned at 8:14 a.m.**

Respectfully submitted,

Nate Carlson, EDFP  
Economic Development Manager

NC/jag



# Economic Development Authority Action Request

## 5.A.

**Meeting Date** 4/14/2026

**Department** Economic Development

**Agenda Category** Presentation

**Title** Community Development Update

**Staff Recommendation** Receive the Community Development Update

**Budget Implication**

**Attachments**

1.	Beige Book - February 2026
2.	Development Update 2026-04-14



# Federal Reserve Bank of Minneapolis

## Summary of Economic Activity

Economic activity in the Ninth District was down slightly since the previous report. Employment declined slightly and labor demand was mostly unchanged. Prices increased modestly and wage growth was moderate. Consumer spending fell, construction activity was moderately lower, and manufacturing decreased at a moderate pace. Agricultural conditions remained weak. Activity among minority- and women-owned business enterprises declined moderately.

## Labor Markets

Employment was down slightly since the last report. Surveys showed that job openings were generally flat, and more firms reported that head counts declined compared with those that reported growth. Firms noted that other challenges dampened the immediate need for labor or the ability to find skilled labor. A North Dakota manufacturer reported that sales were slow, and “we will let attrition take care of any surplus labor we currently have.”

A contact from a Minnesota landscape firm said that federal immigration enforcement “was having a significant effect on our staff,” who were either staying home or leaving. “We are hiring now to replace these workers or get more reliable alternatives, but there are not any people to hire.” But worker demand grew for staffing companies, and employers’ outlook for future labor demand was more positive than expected. New unemployment insurance claims rose slightly compared with the same period last year, and continuing claims were unchanged.

Wage growth was moderate, reflecting a slight uptick since the last report. Larger companies generally reported stronger wage increases, often ranging between 3 and 5 percent. A staffing firm with rising demand for industrial temp workers reported a year-over-year wage increase of 3.6 percent. Contacts have also reported rising costs for health-care insurance and new costs related to paid family leave legislation in Minnesota.

## Prices

Prices increased modestly, but at a faster pace since the previous report. In a monthly survey, 29 percent of firms increased prices to customers in January from the month earlier, compared

with 12 percent that decreased their prices. Meanwhile, 41 percent of firms reported that their nonlabor input prices increased over the month. Expectations for pricing in the month ahead were similar but slightly lower. Some retail contacts reported lowering prices to move inventory amid slowing consumer demand. Insurance rates remained among the biggest concerns for contacts across industries, with significant annual increases. Manufacturing and construction contacts continued to report steep increases in raw materials costs, particularly for aluminum. The wholesale prices component of a regional manufacturing index moderated in January but still pointed to increases.

## **Worker Experience**

Workers' confidence in job security increased slightly in recent weeks, according to a recent survey. Most workers remained confident based on their perceptions of strong business activity, positive hiring trends, and a healthy regional economy. Satisfaction with wages, benefits, and scheduled flexibility dropped modestly. Among job seekers, the time it took to find a job increased slightly compared with a year ago. A great number of immigrant workers in Minnesota were unable to work due to increased immigration enforcement activity. Wage losses threatened their ability to pay for rent, utilities, and other necessities. A workforce development organization offering English classes to new arrivals reported a 43 percent enrollment decline attributed to recent events.

## **Consumer Spending**

Consumer spending fell since the last report. Contacts in retail, accommodation, and leisure saw reduced demand. Rural businesses reported ripple effects from a struggling farm economy. Firms in urban markets, especially Minneapolis–St. Paul, were negatively impacted by increased immigration enforcement actions. Hospitality and tourism firms, among others, said that legal, foreign-born workers were choosing not to work due to safety concerns, which were impacting operations as well as overall customer demand. Still other contacts reported reduced demand stemming from colder-than-normal weather and reduced visits from Canadian and other international travelers. A North Dakota retailer reported that Canadian business went from 20 percent of sales to “zero percent.” A District mall reported that traffic so far this year was down 7 percent. A northern Minnesota resort said numerous concerns were affecting consumers' aspirational travel. A South Dakota contact said that “while not everyone is expressing concerns about consumer spending . . . I don't hear from many who say things are above average.”

## **Construction**

Construction activity was moderately lower compared with the same period a year ago. Nonresidential construction drove most of the decline; residential construction declined slightly.

A Minneapolis–St. Paul area builder noted that extremely cold weather and activity around immigration enforcement had negatively affected their work. The value of permits for new construction in major markets dropped, mainly due to a decline in nonresidential permits in Minneapolis; a municipal report singled out the value of permits in that city as “the lowest recorded January in the entire decade.” Residential construction permits increased overall. Health-care investment continued to boost construction in Rochester, Minnesota.

## **Services**

Activity among professional, technical, and other services firms declined. Notably more survey respondents reported seeing declining versus rising revenues and profits. A technical services consultant in South Dakota said income was falling among clients “and many are planning on downsizing or reducing services.” The owner of a professional services firm said client budgets for projects were a fraction of what they were three years ago. “This means my price has to come down yet my input costs remain the same.” A consultancy in Minneapolis–St. Paul said that customers were seeing slower activity due to federal immigration activity and it expected “a lagging negative effect in a month or two.”

## **Manufacturing**

Manufacturing activity decreased moderately on balance. Results from an annual survey of District manufacturers indicated a contraction in orders, employment, investment, and profits in 2025 from the previous year, while production levels and productivity were flat. Firms expected growth in most indicators in 2026, but the investment outlook was flat. Contacts remained more mixed in evaluations of recent activity; some noted recent rebounds but many reported weak conditions. Those in the agricultural and industrial equipment segments were particularly negative, but some equipment producers noted stronger demand for construction equipment. Meanwhile, a metals fabricator reported a “production recovery” after working through excessive inventories.

## **Agriculture Energy and Natural Resources**

Agricultural conditions remained weak since the last report. According to a recent survey, two-thirds of ag lenders reported that farm incomes decreased in the fourth quarter of 2025 from a year earlier. Contacts reported that producers who were diversified into livestock were holding up better than those heavily concentrated in crops. A contact in the sugar beet segment said that the market was hampered by reduced sugar consumption and sugar import quotas that had not adjusted to demand. District oil and gas exploration activity increased slightly from the last report.

## Minority- and Women-Owned Business Enterprises

Activity among minority- and women-owned business enterprises (MWBEs) declined moderately. Several contacts reported negative business impacts from the presence of federal agents in Minnesota, because employees, vendors, and customers alike “were afraid to travel.” A recent survey of MWBEs in the Minneapolis–St. Paul area revealed a sharp decline in foot traffic, particularly among retail and food services businesses. Many were increasingly facing challenges to meet their financial responsibilities. Several contacts from Community Development Financial Institutions reported a significant increase in requests for loan modifications coming from affected businesses.

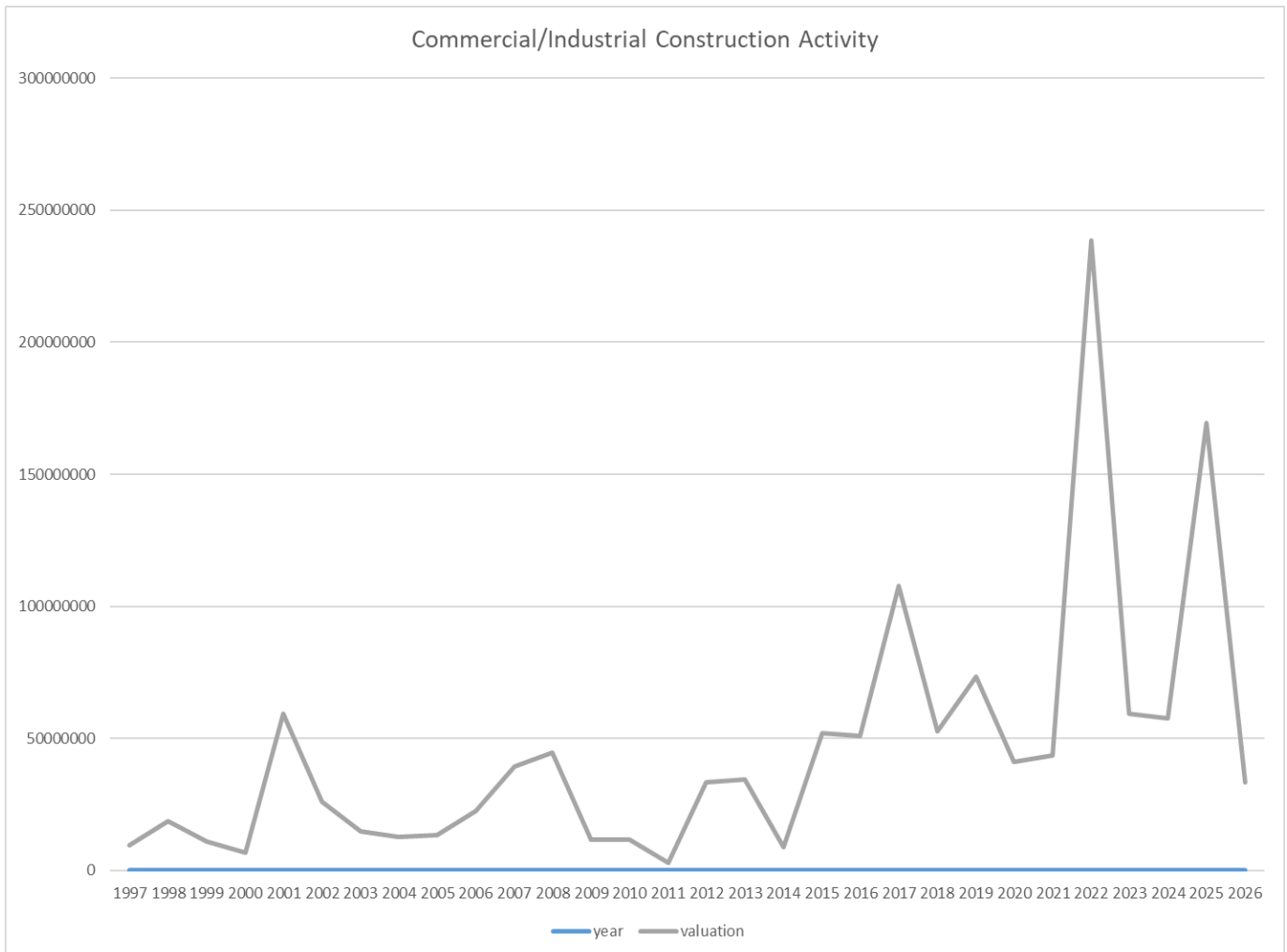
For more information about District economic conditions visit: <https://www.minneapolisfed.org/region-and-community>.

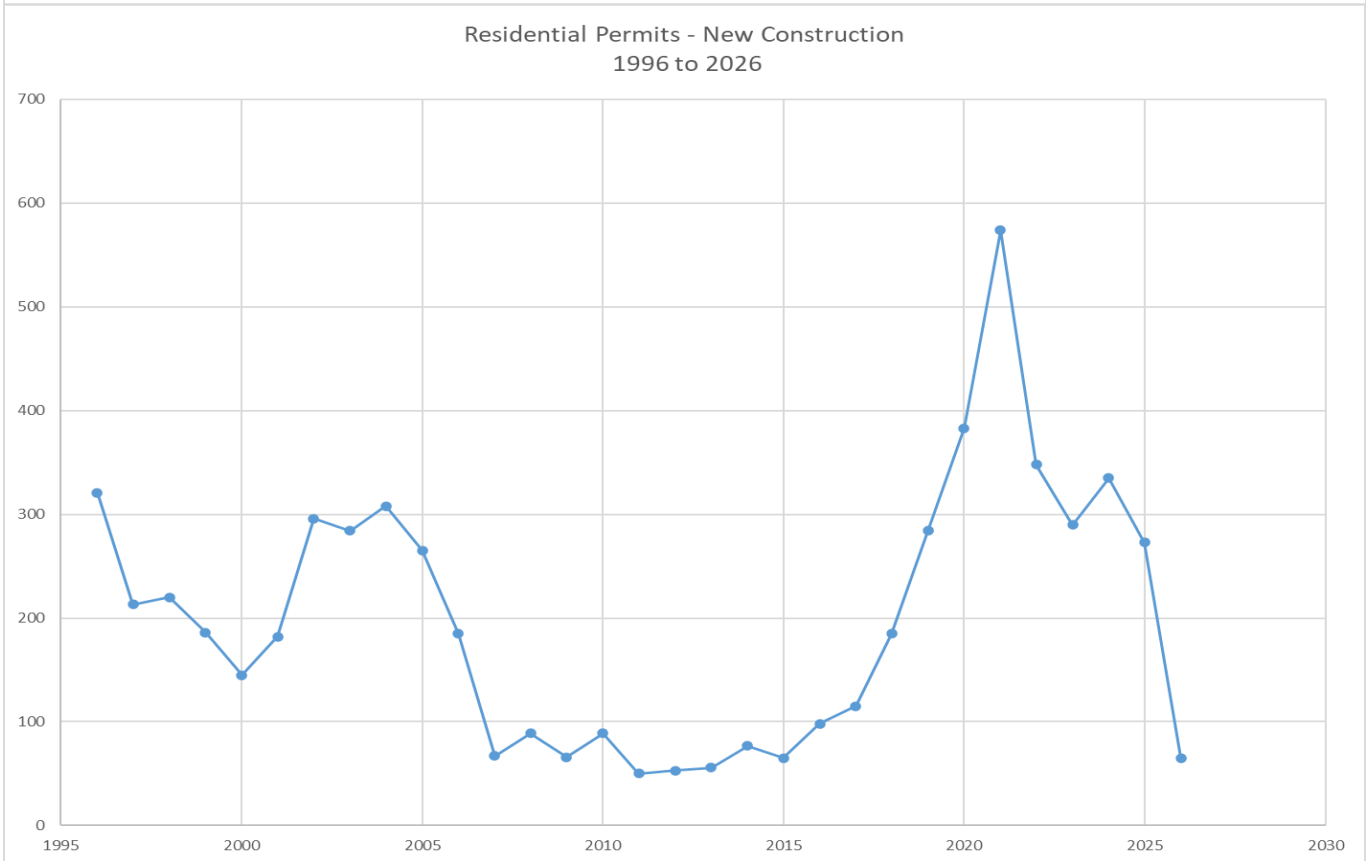
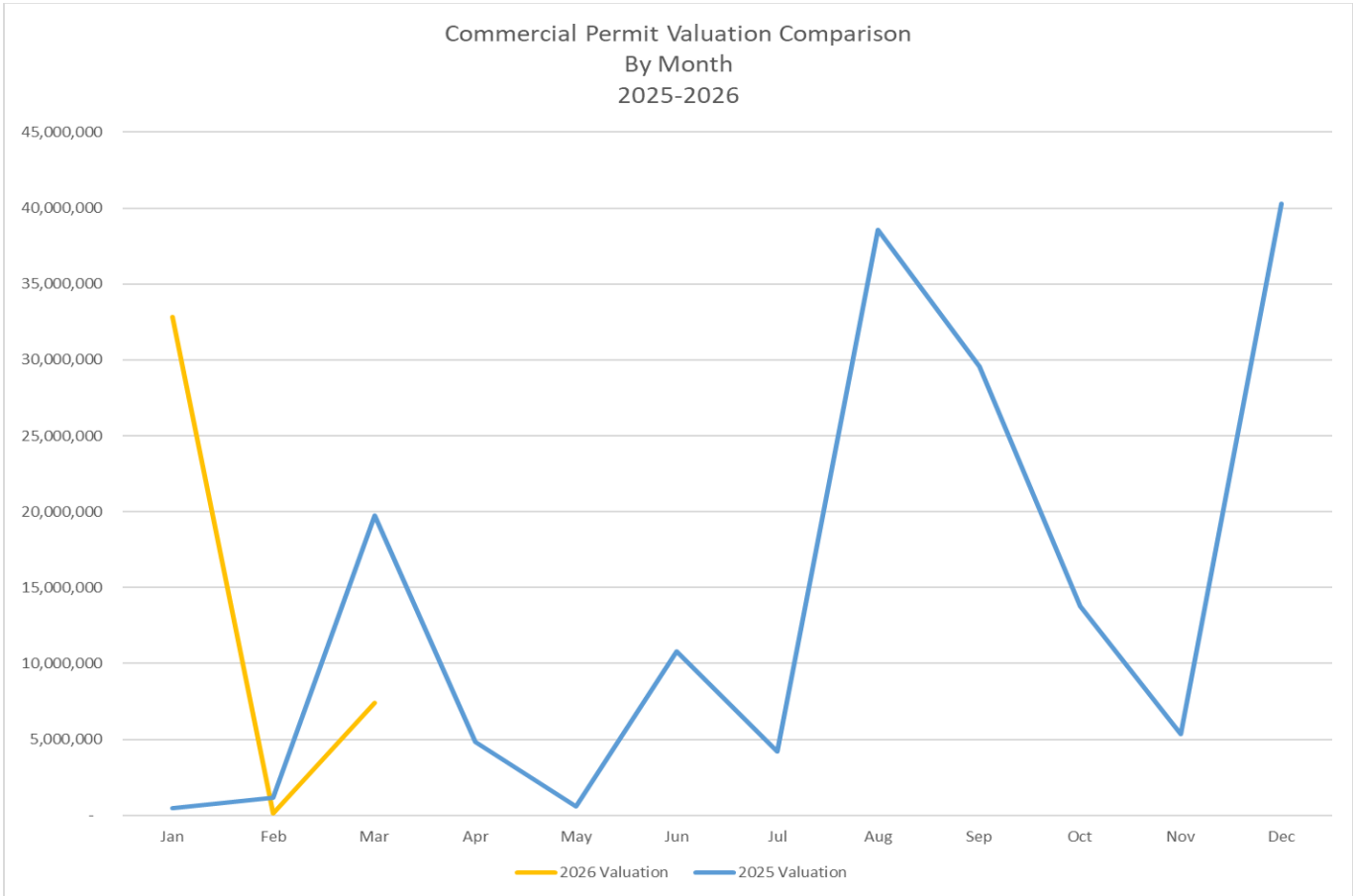
**TO:** Economic Development Authority  
**FROM:** Emily Schmitz, Community Development Director  
**DATE:** April 7, 2026  
**RE:** Development Update

## Building Permits

### Building Permit Statistics:

Between March 1 and March 31, 2026, there were 324 building permits issued with a total valuation of \$23,129,528, including 29 single-family homes valued at \$12,527,085; 4 townhomes valued at \$1,129,349; and 35 commercial permits with a valuation of \$7,395,412.





## Current Project Updates

### **Building Construction Projects**

Roers Cottage Grove Apartments (6850 East Point Douglas Road): Installation of the concrete manholes, storm pipes, and retaining walls continues.

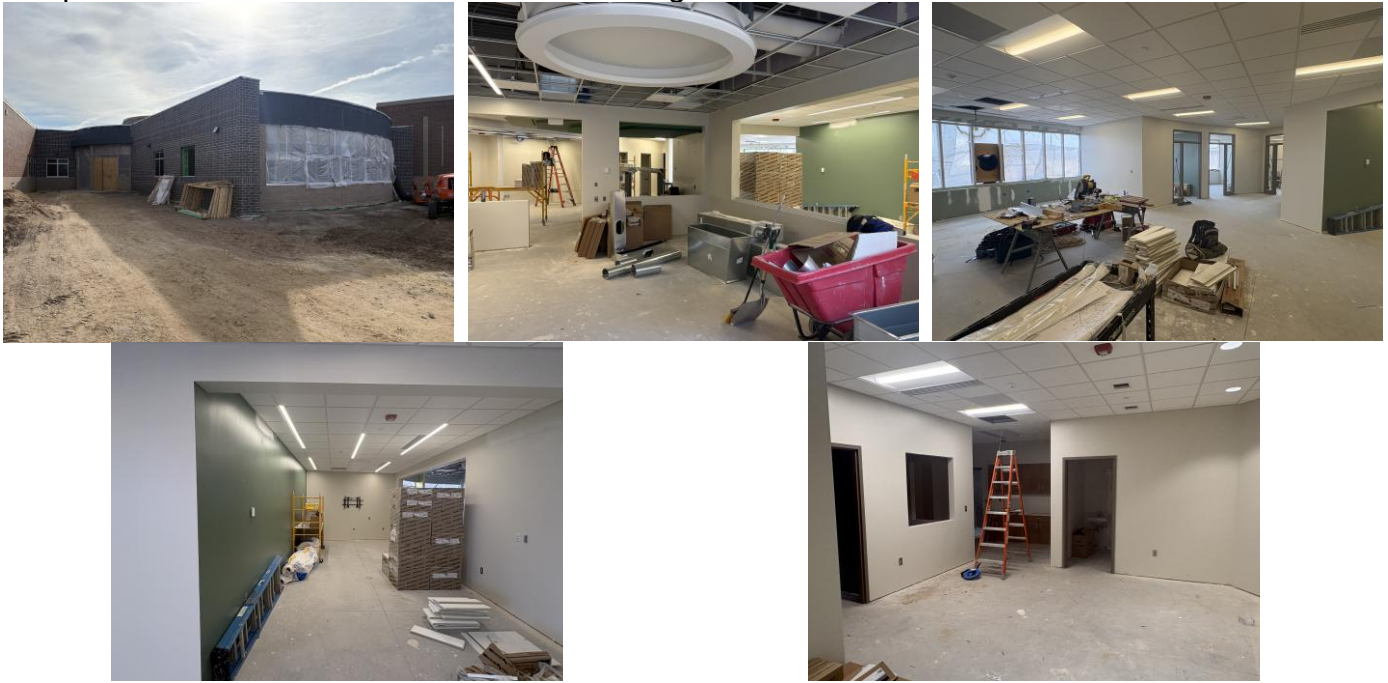


Hadley Ridge Apartments (10015 Hamlet Avenue): The installation of the foundation footings is complete. Installation of the foundation block walls and exterior drain tile system continues.

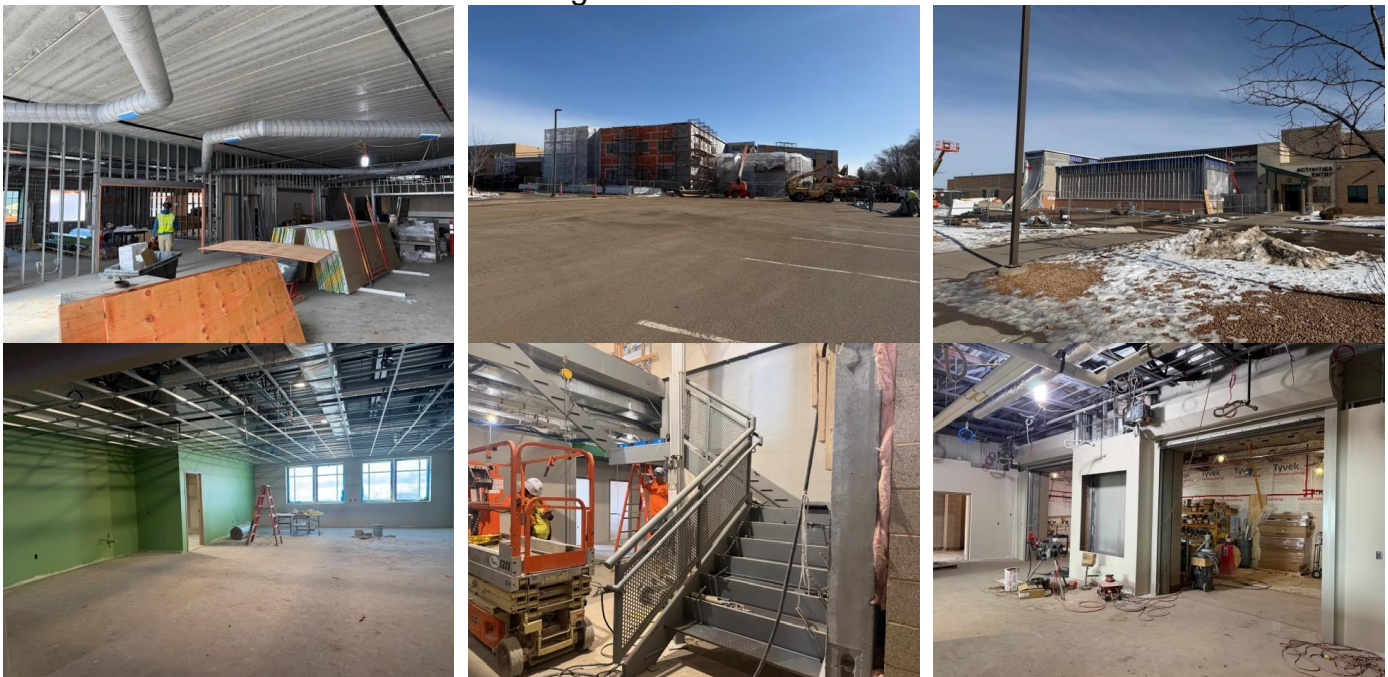


Park High School, 8040 80th Street: Installation of the new “North Entry” has started. Framing, mechanical, plumbing, and drywall continue in various sections of the new addition. The installation of the new walk-in cooler and freezer has begun.

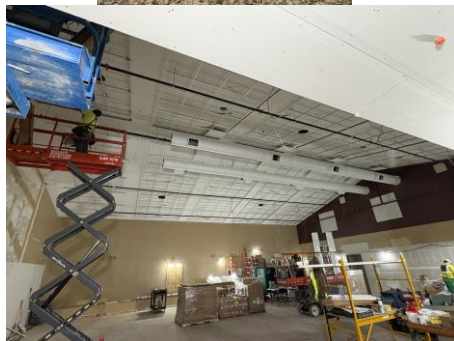
Cottage Grove Middle School (9775 Indian Boulevard): The interior wall painting is under way. The interior door frames, interior ceiling grid, exterior brick, and the Terrazzo flooring have been completed. The installation of the front exterior glass curtain wall has started.



Oltman Middle School Addition (6625 Goodview Avenue): The staircase in the storm shelter has been installed, and the coil doors for the shelter are nearing completion. These doors are designed to withstand 250 mph winds and high impacts from debris. Drywall, framing, and trade work continue in the other areas of the building.



SoWashCo Schools Transition Program Building (7000 Jamaica Avenue): The installation of the roof shingles, exterior brick, and interior door frames is complete. Work continues on the exterior siding, interior drywall, and interior painting.



Pine Hill Elementary School (9015 Hadley Avenue): The building plans were reviewed for code compliance, and the plan review letter with comments was sent to the permit applicant; staff is waiting for their reply.

Grey Cloud Elementary School (9525 Indian Boulevard): The building plans were reviewed for code compliance, and the plan review letter with comments was sent to the permit applicant; staff is waiting for their reply.

Park Grove Library (7900 Hemingway Avenue): The building permit plans were reviewed and approved for code compliance by Building, Planning, and Fire Divisions. Waiting for Engineering Division approval in order to issue the building permit.

Kwik Trip (8510 95th Street): The building permit has been applied for, and the building plans are in review for code compliance.

Panera (7162 East Point Douglas Road): The building permit has been applied for, and the building plans are in review for code compliance for Panera restaurant and bakery that will be located on the site of the former Speedway gas station.

Van Meter (7450 95th Street): Plans have been submitted and are under review for two large additions to the existing building.

Green Thumb Industries (8235 97th Street): Installation of the new gas and refrigerant lines in the addition is complete.

Cottage Grove Water Tower (7550 95th Street): Installation of the interior permanent ladders and platforms is complete. Construction on the Water Tower steel tank is continuous.



Intermediate Zone Water Treatment Plant (8540 81st Street): The plumbing underground is complete. Installation of the concrete walls and slabs in multiple locations continues. Work has started on the elevated deck (concrete floor system for the next floor level) and process piping.



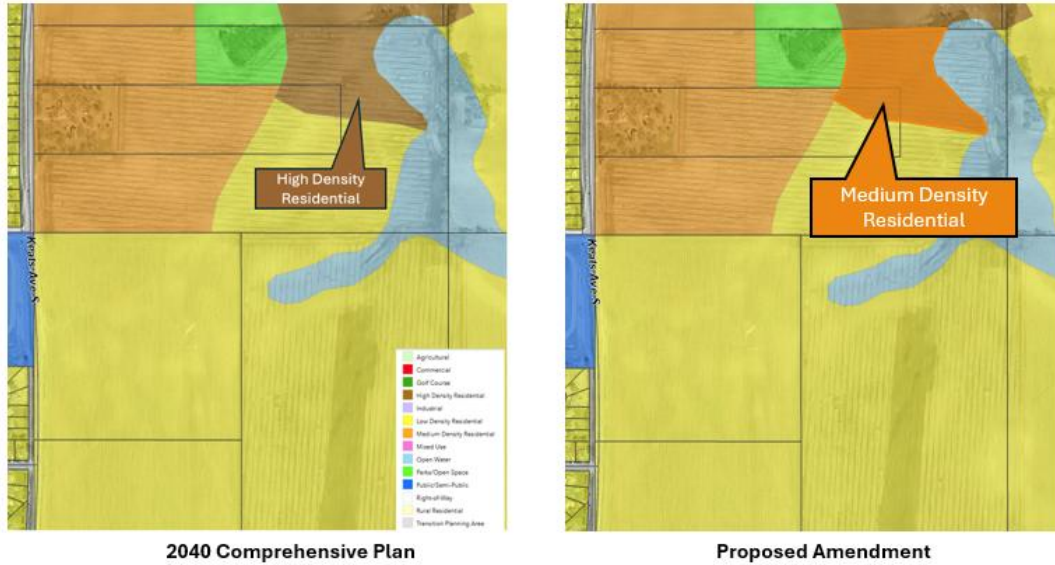
## **Planning Division**

### **March 23, 2026, Planning Commission Meeting**

The Planning Commission met on March 23, 2026, and reviewed the following applications:

Ravara Trails – CP2026-003: Twin City Land Development applied for a minor land use modification to the Comprehensive Plan to re-guide 9.5 acres of the proposed Ravara Trails development east of Keats Avenue, north of 77th Street, and south of 70th Street, from High Density Residential to Medium Density Residential. The Commissioners asked about the process at the Metropolitan

Council once the amendment has been approved by the city. On a unanimous vote of 6-to-0, the Planning Commission recommended approval of the comprehensive plan amendment. The City Council approved the amendment at their April 1 meeting.



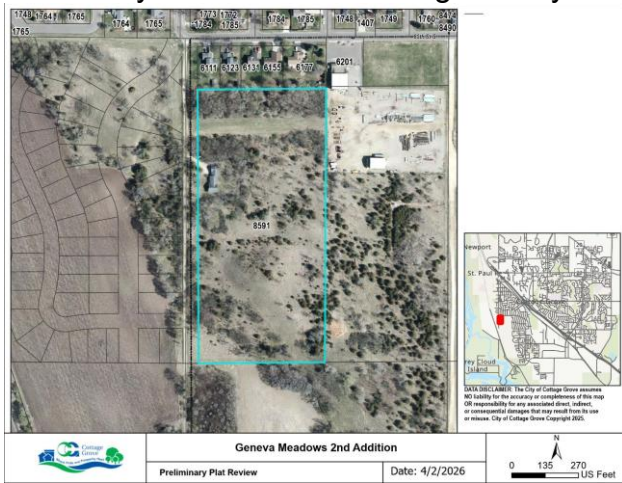
**April 27, 2026 Planning Commission Meeting**

The following applications were received for the April 27, 2026, Planning Commission Meeting:

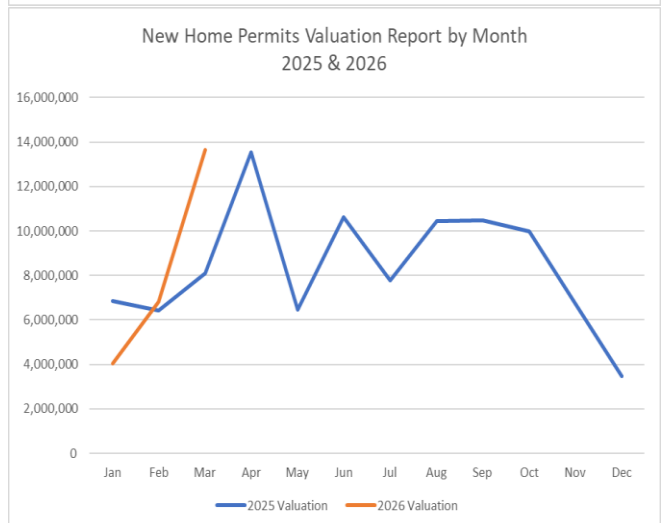
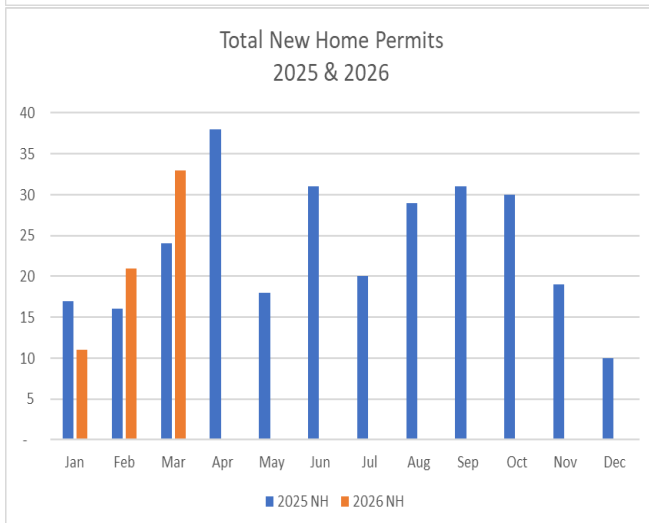
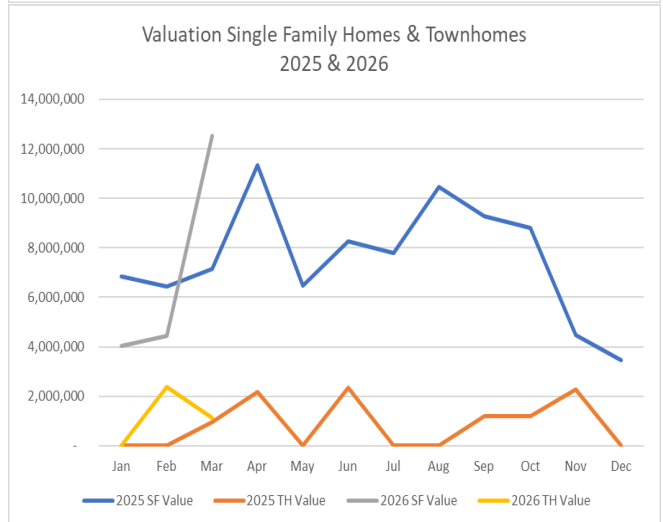
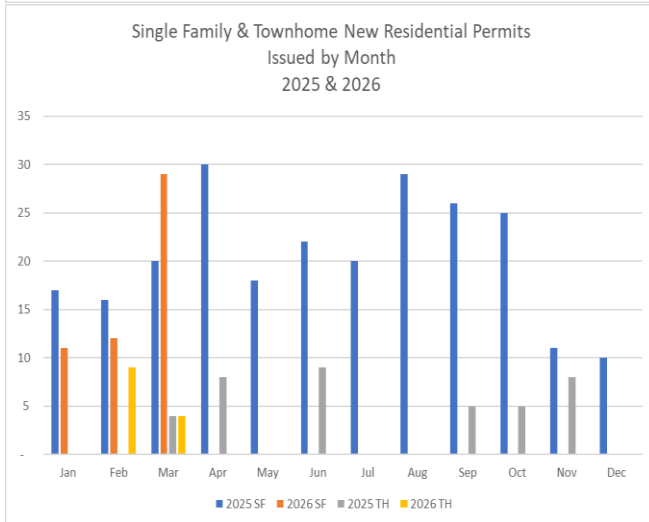
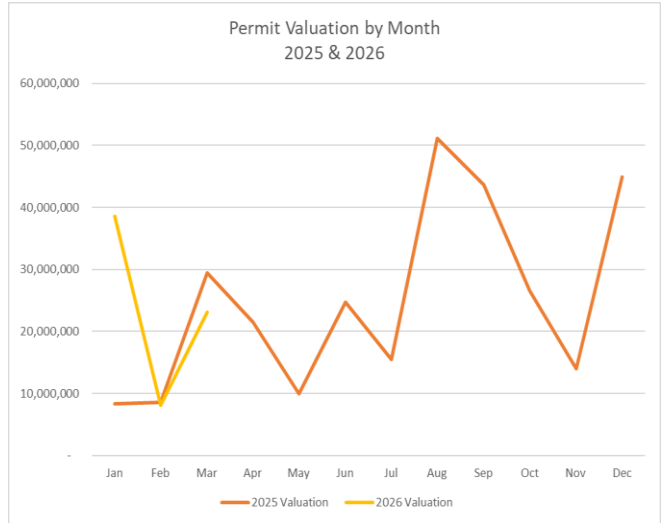
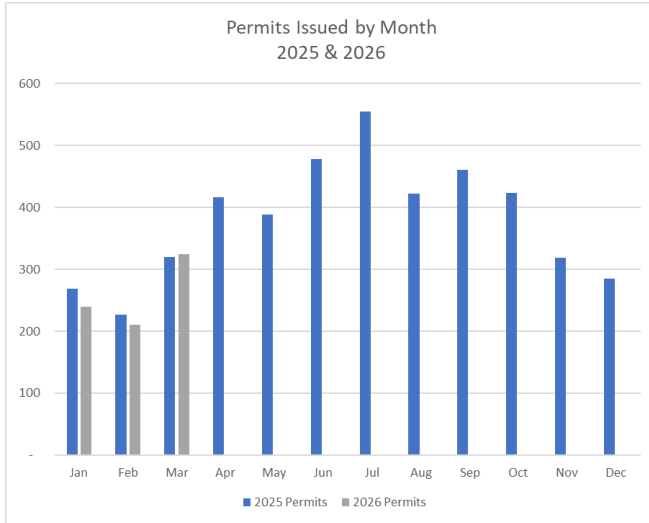
Kwik Trip Inc. (Cases PP/SP/CUP2026-013): has submitted an application for a Preliminary Plat, Site Plan Review, and Conditional Use Permit (CUP) to construct a 9,176 square foot convenience store with a 4,800 square foot 10-dispenser island fueling canopy and a 1,200 square foot commercial diesel 3-lane canopy at the corner of Manning Avenue and Highway 61. The proposed project would be located on approximately 9.8 acres of the 30.25-acre parcel of land. The Applicant has also had a Preliminary Plat prepared to dedicate right-of-way for Manning Avenue to the east and 114th Street to the north.



Geneva Meadows 2nd Addition (Cases (ZA/PP2026-010)): Lennar is requesting approval of a Zoning Amendment and Preliminary Plat on one parcel totaling 13.15 acres of land zoned R-1, Residential, located south of 85th Street South and east of Geneva Avenue South at the St. Paul Park Border. The Developer is proposing to rezone the subject site to R-3, Single-Family Residential, and a Preliminary Plat to create 23 single family lots.



### Building Permit Graphs





# Economic Development Authority Action Request

## 5.B.

**Meeting Date** 4/14/2026

**Department** Economic Development

**Agenda Category** Action Item

**Title** Facade Improvement Program Update

**Staff Recommendation** Motion to approve the revised guidelines of the Facade Improvement Program.

**Budget Implication**

<b>Attachments</b>	1.	Facade Improvement Program Updates Memo_4-14-2026
	2.	Guidelines - Facade Improvement Program Update - 2026

**TO:** Economic Development Authority  
Jennifer Levitt, EDA Executive Director

**FROM:** Nate Carlson, Economic Development Manager

**DATE:** April 14, 2026

**RE:** Façade Improvement Program Update

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## Introduction

A façade improvement program is a popular mechanism to incentivize improvements to the exterior of commercial buildings. The purpose of the façade improvement program is to strengthen the vitality of the community by improving the overall appearance of the City of Cottage Grove commercial districts.

## Background

### *Program Background*

In 2019, the City of Cottage Grove approved a façade improvement program; the program is a grant-based program that offers a 50% match in financial assistance to commercial property and/or business owners. The financial assistance is meant to help beautify buildings, increase consumer awareness of businesses, and sustain a healthy commercial building stock in Cottage Grove by keeping them in code compliance.

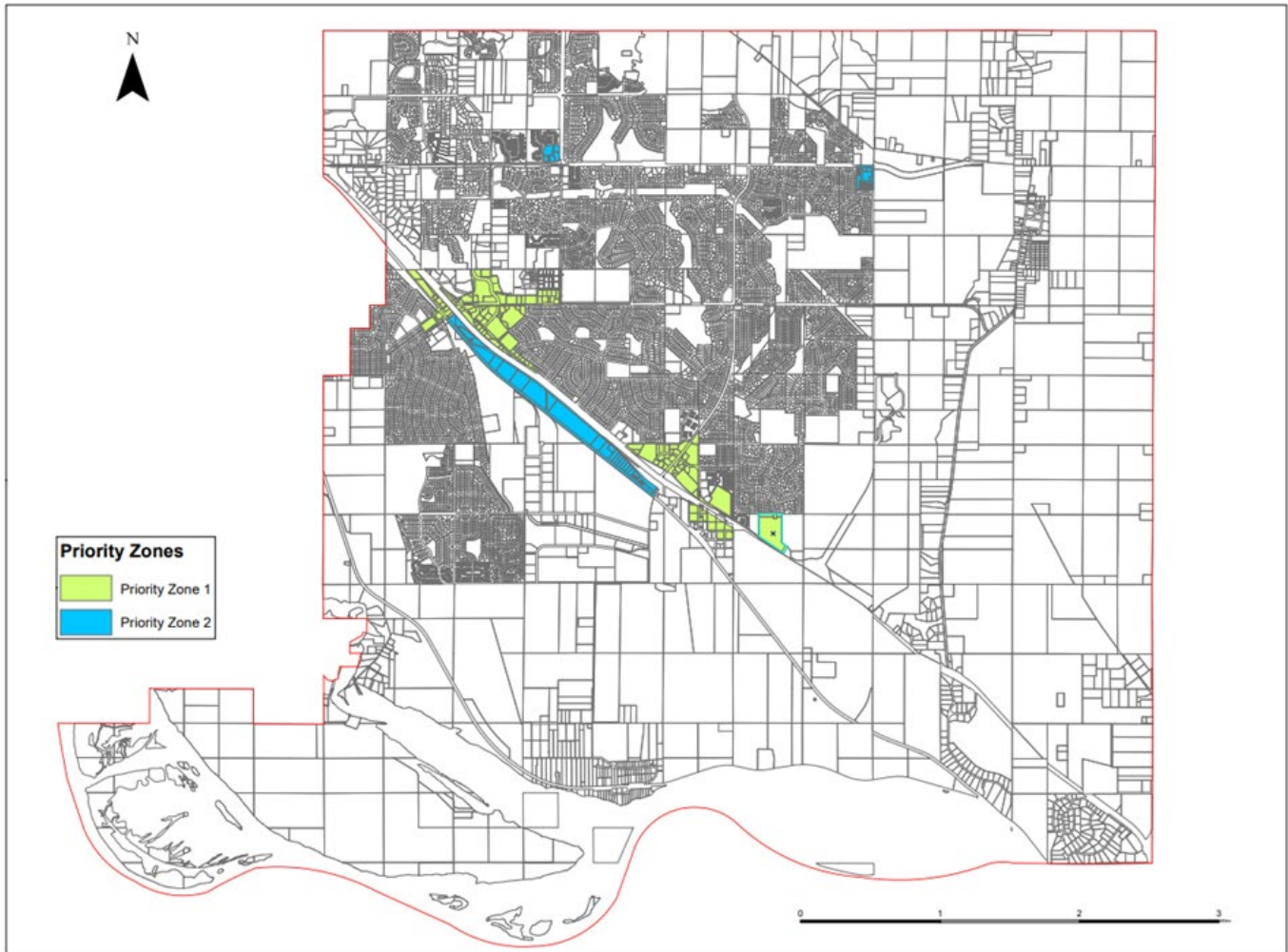
As part of the program, criteria was established that an applicant must meet in order to apply for the program. The criteria is used to determine the grant awardee(s). The criteria includes:

- Location within the City of Cottage Grove (based on priority map).
- Ability to encourage improvements to surrounding businesses.
- Ability to improve the appearance and attractiveness of an area.
- Consistent with Cottage Grove Comprehensive Plan.
- Compliance with City Codes.
- Priority may be given to local businesses over national/regional tenants.
- Building owners who have not previously been awarded a grant will be considered before those who have already received grant funding.

As referenced in the criteria, a business must be located in the City of Cottage Grove. Priority is given to applications from areas that contain a larger concentration of commercially zoned parcels as well as those areas in the community that have a more visible/higher traffic count.

The priority zones include:

- 80th Street and East Point Douglas Road (zone 1),
- Jamaica Avenue and East Point Douglas Road (zone 1),
- Southwest corner of 70th Street and Keats Avenue (zone 2),
- Northwest corner of 70th Street and Hinton Avenue (zone 2) and,
- West Point Douglas Road (zone 2).



### *Program Funding*

The façade improvement program allows the EDA to award matching grants for 50% of the costs of improvements. In 2020, the funding was changed to reflect projects of larger scope, and applicants could submit for projects up to a maximum of \$24,999 matching reimbursement. The EDA has awarded twelve projects for a total of \$284,018 as of March 31, 2026. Of the twelve projects, ten have completed with two in-process of being completed.

The 2026 budget has \$50,000 allocated for façade improvement program funding. The previous grant awardees have included:

- 2019: Oasis Chiropractic Building – 7470 East Point Douglas Road (**COMPLETED**)
- 2020: Culvers of Cottage Grove – 7998 Hardwood Avenue (**COMPLETED**)
- 2020: Jamaica Plaza Building – 8475 East Point Douglas Road (**COMPLETED**)
- 2020: Shoppes at Gateway North – 7750 Harkness Avenue South (**COMPLETED**)
- 2021: Caribou Cabin – 7702 80<sup>th</sup> Street South (**COMPLETED**)
- 2021: Carlson Auto – 8799 East Point Douglas Road (**COMPLETED**)
- 2022: Oak Park Commons – 7430 80<sup>th</sup> Street South (**COMPLETED**)
- 2022: The Shoppes at Almar Village – 7115 Jorgensen Lane South (**COMPLETED**)
- 2023: Hemingway Retail, LLC – 7584 80<sup>th</sup> Street South (**COMPLETED**)
- 2024: No approved projects
- 2025: 80<sup>th</sup> Street Crossings – 6990 80<sup>th</sup> Street South (*In Process*)
- 2025: Sherwin Williams – 7430 East Point Douglas Road South (**COMPLETED**)

## **2026 Façade Improvement Program Applications**

The EDA approved an application from The Madison MN, LLC on January 13, 2026. *(In Process)*

### **Discussion**

Following the approval of the Madison façade improvement grant. The EDA Board directed staff to review the program criteria and offer amendments to the current program.

Based on the intent of the program, staff is recommending that the façade improvement program be modified to remove the “Priority Project Map.” Several businesses fall outside of the priority map, and removal of the map will provide more clarity to future applicants. Additionally, staff clarified that the total project award should not exceed \$24,999 including any design assistance award.

The EDA is within their right to amend the current criteria to make awards that fulfill the intent of the program.

### **Recommendation**

1. Move approval of the revised guidelines to the Façade Improvement Program which removes the “Priority Project Map” from the criteria and clarifies the total project award amount.

### **Attachments**

Updated Program Guidelines.

## **The Economic Development Authority of Cottage Grove** **Façade Improvement Program**

### **Purpose**

The City of Cottage Grove is looking to strengthen the vitality of the community by improving the overall appearance of our commercial district. The purpose of the façade improvement program is to enhance our existing commercial buildings through financial assistance to property and business owners. These improvements are meant to help beautify buildings, increase consumer awareness of businesses and sustain a healthy commercial building stock in Cottage Grove.

### **Who Can Apply?**

Any business or property owner in a commercially zoned building within the City of Cottage Grove city limits.

Criteria for selection will be based on the following:

- Location within the City of Cottage Grove. ([view the priority project map \(PDF\)](#))
- Ability to encourage improvements to surrounding businesses.
- Ability to improve the appearance and attractiveness of an area.
- Consistent with Cottage Grove Comprehensive Plan
- Compliance with City Codes
- Building owners who have not previously been awarded a grant will be considered before those who have already received grant funding.

Design assistance of up to **an additional** \$2,000 is available and must be requested at the time of applying. This may be granted to procure a licensed design professional/architect to assist with the creative design to ensure appropriate scale and scope of the desired revitalization project for the exterior of the building. If funds are given for design assistance, the design must be incorporated into the project to receive the funds. The additional \$2,000 does not require matching funds from the applicant. **However, total project funding cannot exceed \$24,999 including any design assistance award.**

### **When?**

Applications for the Façade Improvement Grant Program are open at the start of the year, and applications will be accepted so long as funds are available.

### **What will the matching grant dollars pay for?**

Façade Improvement Grants can pay for a variety of exterior building façade improvements. Grants are matching dollars and are awarded for 50% of the costs of improvements up to a maximum of **\$24,999** reimbursement. The work must be visible from a public street. The following improvements are eligible for grants:

- Canopy or awning installation or repair
- Exterior building or accent lighting (parking lot lighting ineligible)
- Exterior painting or re-siding
- Landscaping work done as part of a larger project (up to 25% of total project cost eligible)
- Masonry repairs and tuckpointing
- Removal of architecturally inappropriate or incompatible exterior finishes and materials
- Removal of barriers to building access for pedestrians and people with disabilities (Americans with Disabilities Act (ADA) compliance)
- Repair or replacement of exterior wall or monument signs
- Repair or replacement of windows and doors (replacement must be architecturally appropriate)
- Restoration of exterior finishes and materials

### **What will the matching grant dollars NOT pay for?**

- Billboards, roof, pylon, off-premises or temporary signs
- Dynamic display or electronic message signs
- Fencing (excludes decorative fencing as part of the landscaping improvement)
- Heating, Ventilation, and Air Conditioning (HVAC) systems or building mechanicals
- Improvements already in progress or completed prior to approval
- Improvements to a building interior
- Improvements to non-commercial zoned buildings
- Parking areas
- Permits
- Purchase or rental of tools and equipment, or for labor performed by the building or business owner, family members, employees, or any other person with a financial interest in the property or business. Grant funds may be used to pay for materials.
- Roofing
- Routine maintenance that is not part of an eligible façade improvement project
- Security Systems
- Sidewalks (excludes bringing sidewalks in to ADA compliance)
- Any other improvement not deemed eligible on the above list.

## **How to Apply?**

Please visit the City's website and complete the Façade Improvement Program application.

You will be required to supply the following documents in addition to the application:

- Photos of the current façade
- Proposed project description, detailing the entire scope of improvements you would like to undertake on the building
- Evidence supporting your ability to cover 50% of project costs (i.e. bank statement, loan approval letter)
- Itemized budget of project including estimates supplied by a City of Cottage Grove licensed contractor
- If you do not own the building a letter of support from the building owner with their contact information.

## **Disbursement Process**

Applications will be reviewed internally before being brought before the City of Cottage Grove Economic Development Authority (EDA) for approval. If approved a letter of approval will be given to the applicant letting them know they may begin work on the project. Grant funds will not be disbursed until after all proposed work in the project description is completed. At that time, you will be required to submit copies of all receipts/invoices detailed in the project budget and photos of the completed work. After those items are completed and found to match the application your grant funds will be awarded.

If you have any questions on how to apply or what work qualifies for the program, please contact:

Jennifer Levitt  
City Administrator  
651-458-2890

[jlevitt@cottagegrovemn.gov](mailto:jlevitt@cottagegrovemn.gov)

Nate Carlson  
Economic Development Manager  
651-458-2830

[ncarlson@cottagegrovemn.gov](mailto:ncarlson@cottagegrovemn.gov)



# Economic Development Authority Action Request

## 5.C.

**Meeting Date** 4/14/2026

**Department** Economic Development Authority

**Agenda Category** Action Item

**Title** Demolition of House and Outbuildings Quote Award

**Staff Recommendation** 1. Adopt Resolution 2026-002 awarding the demolition and cleanup of 9430 East Point Douglas Road South to the low quote supplied by NML Contracting for \$52,800.00.  
2. Authorize the EDA President and EDA Executive Director to execute the service agreement with NML Contracting in the amount of \$52,800.00.

**Budget Implication**

**Attachments**

1.	Demolition Quote Award Memo
2.	Resolution House Demolition
3.	Service Agreement - NML
4.	NML Contracting
5.	JM Hauling
6.	Rachel Contracting
7.	Bolander
8.	VCI Environmental
9.	Withdrawn - Hummingbird Environmental

**TO:** Economic Development Authority

**FROM:** Jennifer Levitt, City Administrator

**DATE:** April 10, 2026

**RE:** Demolition Quote Award Memo

## Background

In 2025, the EDA purchased the property at 9430 East Point Douglas Road which is located next to Walmart and near the future Shoppes at Cottage View property. The parcel currently has a single-family home on the site and the parcel is approximately 3.59 acres.

The site is planned to be the future home of a hotel development. This busy corner ensures high visibility and easy access for business travelers and visitors, making it an ideal spot for attracting potential guests.



## **Discussion**

Utilities to the site were discontinued in March 2026 with the gas and electric lines being cut away from the house. The well was sealed March 20, 2026, and was paid for by a grant from Washington County.

In order to fully prepare the site for future development, the house and two outbuildings need to be removed. The structure is a 2,026 SF (above-grade) 2-story residential home with a 588 SF partial unfinished basement (so total gross building area of 2,614 SF). It was built in 1901 and has stucco exterior walls, shingle-covered roof and concrete block foundation.

There are also two outbuildings that need to be removed. One is an old pump house of wood framing construction with brick exterior walls measuring 10 feet by 8 feet. The second one is a storage shed of painted metal construction set upon a poured concrete slab measuring 10 feet by 8 feet.

Demolition shall include pumping and removing the septic system, abatement of asbestos and regulated material, demolish and disposal of the building, basement, footings and slabs, sheds and associated slabs, remaining artifacts within and outside of buildings such as bikes, tires, posts, blocks, wood, benches, organ, furniture, appliances, etc., select granular material to fill basement void, adding topsoil, seed and mulch for restoration.

The City requested quotes from contractors licensed by the State of Minnesota to perform asbestos abatement for the demolition, asbestos abatement, and general cleanup of the site. Six contractors submitted a quote as listed below and attached:

- Hummingbird Environmental - \$39,425.00 (withdrew quote: did not cover the entire scope of work outlined)
- NML Contracting - \$52,800.00
- JM Hauling - \$59,805.00
- Rachel Contracting - \$63,500.00
- Bolander - \$64,593.00
- VCI Environmental - \$79,900.00

## **Recommendation**

Adopt Resolution 2026-002 awarding the demolition and cleanup of 9430 East Point Douglas Road South to the low quote supplied by NML Contracting for \$52,800.00.

Authorize the EDA President and EDA Executive Director to execute the service agreement with NML Contracting in the amount of \$52,800.00.

## **Attachments**

Resolution 2026-002

Service Agreement with Hummingbird Environmental

Quote from NML Contracting

Quote from JM Hauling

Quote from Rachel Contracting

Quote from Bolander

Quote from VCI Environmental

Withdrawn Quote from Hummingbird Environmental

CITY OF COTTAGE GROVE, MINNESOTA  
ECONOMIC DEVELOPMENT AUTHORITY  
RESOLUTION 2026-002

**RESOLUTION AWARDING DEMOLITION OF THE HOUSE AND OUTBUILDINGS AT  
9430 EAST POINT DOUGLAS ROAD SOUTH  
TO NML CONTRACTING**

WHEREAS, quotes were requested to provide the necessary work for the demolition, asbestos abatement, and general cleanup of the site at 9430 East Point Douglas Road South according to City standards; and

WHEREAS, quotes were requested to provide the necessary work; and

WHEREAS, six firms submitted quotes; and

WHEREAS, it appears that NML Contracting provided the lowest responsible quote; and

WHEREAS, it is the recommendation of the City that the quote be awarded to NML Contracting

NOW THEREFORE BE IT RESOLVED, by the Economic Development Authority of the City of Cottage Grove, County of Washington, State of Minnesota, that the demolition of the house and outbuildings at 9430 East Point Douglas Road South be awarded to NML Contracting for the cost of \$52,800.00.

Passed this 14th day of April 2026.

---

Myron Bailey, EDA President

Attest:

---

Jennifer Levitt, EDA Executive Director

**AGREEMENT FOR SERVICES**

**9430 East Point Douglas Road South – Residential Home Demolition**

THIS AGREEMENT (“Agreement”) is made and executed this \_\_\_ day of \_\_\_\_\_, 2026, by and between the Cottage Grove Economic Development Authority, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, (“EDA”) and NML Contracting, LLC, 3250 Fanum Road, Suite 1, Saint Paul, MN 55110 (“Contractor”).

WHEREAS, the EDA has accepted the proposal of the Contractor for certain services; and

WHEREAS, Contractor desires to perform the services for the EDA under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

- a. EDA agrees to engage Contractor as an independent contractor for the purpose of performing certain Services (“Services”), as defined in the following documents:
  - i. A proposal dated March 25, 2026, incorporated herein as Exhibit A.  
  
(Hereinafter “Exhibit”).
  - ii. Where the terms and conditions of this Agreement and those terms and conditions included in the Exhibit specifically conflict, the terms of this Agreement shall apply.
- b. Contractor covenants and agrees to provide the Services to the satisfaction of the EDA in a timely fashion, as set forth in the Exhibit, subject to Section 9 of this Agreement.
- c. Contractor agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement, including all safety standards. Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the Services. Contractor represents and warrants that it has the requisite training, skills, and experience necessary to provide the Services and is appropriately licensed and has obtained all permits from all applicable agencies and governmental entities.

2. PAYMENT.

- a. EDA agrees to pay Contractor \$52,800.00, and Contractor agrees to receive and accept payment for Services as set forth in the Exhibit.
  - b. Any changes in the scope of the work of the Services that may result in an increase to the compensation due the Contractor shall require prior written approval by the authorized representative of the EDA. The EDA will not pay additional compensation for Services that do not have prior written authorization.
  - c. Contractor shall submit itemized bills for Services provided to EDA on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to EDA.
  - d. Prior to payment, the Contractor will submit evidence that all payrolls, material bills, subcontractors and other indebtedness connected with the Services have been paid as required by the EDA.
3. TERM. The term of this Agreement is identified in the Exhibit. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, and upon the same terms and conditions as herein stated.
4. BONDS. If the Services provided by the Contractor as set forth in the Exhibit and this Agreement exceeds \$175,000, Contractor shall furnish performance and payment bonds covering faithful performance of all the Contractor's obligations, including, without limitation, warranty obligations and of all payment of obligations arising under this Agreement. The bonds shall each be issued in an amount equal to 100% of the stipulated sum identified in Section 2 of this Agreement.

5. TERMINATION AND REMEDIES.

- a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party at the addresses listed in Section 15 of this Agreement. Upon termination under this provision, if there is no default by the Contractor, Contractor shall be paid for Services rendered and reimbursable expenses incurred through the effective date of termination.
- b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.

c. Remedies. Notwithstanding the above, the Contractor shall not be relieved of liability to the EDA for damages sustained by the EDA as a result of any breach of this Agreement by the Contractor. The EDA may, in such event:

- i. Withhold payments due to the Contractor for the purpose of set-off until such time as the exact amount of damages due to the EDA is determined.
- ii. Perform the Services, in which case, the Contractor shall within thirty (30) days after written billing by the EDA, reimburse the EDA for any costs and expenses incurred by the EDA.

The rights or remedies provided for herein shall not limit the EDA, in case of any default by the Contractor, from asserting any other right or remedy allowed by law, equity, or by statute.

d. Upon termination of this Agreement, the Contractor shall furnish to the EDA copies or duplicate originals of all documents or memoranda prepared for the EDA not previously furnished.

6. SUBCONTRACTORS. Contractor shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the EDA, unless specifically provided for in the Exhibit. Contractor shall pay any subcontractor involved in the performance of this Agreement within the ten (10) days of the Contractor's receipt of payment by the EDA for undisputed services provided by the subcontractor.
7. STANDARD OF CARE. In performing its Services, Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided.
8. INSPECTION OF WORK. All materials and workmanship will be subject to inspection, examination, and testing by the EDA, who will have the right to reject defective material and workmanship or require its correction.
9. DELAY IN PERFORMANCE. Neither EDA nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either EDA or Contractor under this Agreement. If such circumstances occur, the

nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Contractor will be entitled to payment for its reasonable additional charges, if any, due to the delay.

EDA'S REPRESENTATIVE. The EDA has designated Angela Popenhagen to act as the EDA's representative with respect to the Services to be performed under this Agreement. She shall have complete authority to transmit instructions, receive information, interpret, and define the EDA's policy and decisions with respect to the Services covered by this Agreement.

10. PROJECT MANAGER AND STAFFING. The Contractor has designated Samy Acuna to be the primary contacts for the EDA in the performance of the Services. They shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Contractor may not remove or replace these designated staff without the approval of the EDA.

11. INDEMNIFICATION.

- a. Contractor and EDA each agree to defend, indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Contractor and EDA, they shall be borne by each party in proportion to its own negligence.
- b. Contractor shall indemnify EDA against legal liability for damages arising out of claims by Contractor's employees or subcontractors, including all liens. EDA shall indemnify Contractor against legal liability for damages arising out of claims by EDA's employees or subcontractors.

12. INSURANCE. During the performance of the Services under this Agreement, Contractor shall maintain the following insurance:

- a. Commercial General Liability Insurance, with a limit of \$2,000,000 for any number of claims arising out of a single occurrence.
- b. Workers' Compensation Insurance in accordance with statutory requirements.
- c. Automobile Liability Insurance, with a combined single limit of \$2,000,000.

Contractor shall furnish the EDA with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the EDA.

The EDA shall be named as an additional insured on the Commercial General Liability Insurance policy.

13. WARRANTIES. Contractor warrants and guarantees that title to all work, materials, and equipment covered by any invoice, will pass to EDA no later than the final completion date of all Services. Contractor warrants that all work will be free from defects and that all materials will be new and of first quality. If within one (1) year after final payment any work or material is found to be defective, Contractor shall promptly, without cost to the EDA, correct such defect.

14. NOTICES. Notices shall be communicated to the following addresses:

If to EDA: Cottage Grove EDA  
12800 Ravine Parkway South  
Cottage Grove, MN 55016  
Attention: City Administrator

Or emailed: [jlevitt@cottagegrovemn.gov](mailto:jlevitt@cottagegrovemn.gov)

If to Contractor:  
NML Contracting, LLC  
3250 Fanum Road, Suite 1  
St. Paul, MN 55110  
Attn: Samy Acuna

Or emailed: [info@nmlcontracting.com](mailto:info@nmlcontracting.com)

15. INDEPENDENT CONTRACTOR STATUS. All services provided by Contractor, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Contractor or as independent contractors of Contractor and not as employees of the EDA for any purpose.

16. RESPONSIBLE CONTRACTOR.

- a. In accordance with Minnesota Statutes, Section 16C.285, Contractor is hereby advised that the EDA cannot award a construction contract in excess of \$50,000 unless Contractor is a “responsible contractor” as defined in Minnesota Statutes, Section 16C.285, subdivision 3. Contractor must complete a Responsible Contractor Certificate verifying compliance with the minimum criteria specified in Minnesota Statutes, Section 16C.285, subdivision 3, to be eligible to provide the Services outlined in this Agreement. A Responsible Contractor Certificate must be signed under oath by an owner or officer of Contractor. Contractor is responsible for obtaining the required verifications of compliance with Minnesota Statute, Section 16C.285, subdivision 3 from all

subcontractors, using a form provided by the EDA. Contractor must submit signed verifications from subcontractors upon the EDA's request.

- b. Contractor or subcontractor who does not meet the minimum criteria established in Minnesota Statutes, Section 16C.285, subdivision 3, or who fails to verify compliance with the minimum requirements of this statute, will not be considered a "responsible contractor" and will be ineligible to provide the Services under this Agreement or otherwise work on the project in any capacity. Contractor and any subcontractor are advised that making any false statements verifying compliance with Minnesota Statutes, Section 16C.285 will render the Contractor or subcontractor ineligible to perform the Services of this Agreement and may result in termination of this Agreement by the EDA.
- c. Contractor shall not sublet, sell, transfer, delegate or assign the Services or any portion of the Services of this Agreement without abiding by the applicable provisions of the Minnesota Department of Transportation Standard Specifications for Construction, Section 1801.

#### 17. GENERAL PROVISIONS.

- a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.
- b. Waiver. A waiver by either EDA or Contractor of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.
- c. Nondiscrimination. Contractor agrees that in the hiring of employees to perform Services under this Agreement, Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law.
- d. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.
- e. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.
- f. Severability. If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

- g. Data Practices Compliance. All data collected by the EDA pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- h. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

**COTTAGE GROVE ECONOMIC DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Myron A. Bailey, President

By: \_\_\_\_\_  
Jennifer Levitt, Executive Director

Date: \_\_\_\_\_

**CONTRACTOR**

Signature: Joel Campos

Name: Joel Campos

Its: Owner

Date: 4/10/26

**NML CONTRACTING LLC**

3250 Fanum Rd Suite 1  
 Saint Paul, MN 55110  
 6515001104  
 info@nmlcontracting.com



## Estimate

**ADDRESS**

Angela Popenhagen

**ESTIMATE #** 26-038

**DATE** 03/18/2026

DATE	DESCRIPTION	AMOUNT
<b>Asbestos Demolition</b>	Asbestos Demolition at: 9430 EAST POINT DOUGLAS DRIVE SOUTH, COTTAGE GROVE, MN	
<b>Asbestos Demolition</b>	<p>Asbestos Demolition</p> <p>Scope of Work:            Asbestos Structural Demolition (ACM Handling &amp; Disposal)            Provide all labor, equipment, permits, and notifications required to perform full structural demolition under asbestos abatement protocols. Includes site setup, safety controls, and continuous wetting of materials during demolition to minimize airborne asbestos fibers, full structure demolition, and transportation/disposal of all materials as ACM at an approved facility per local, state, and federal regulations.</p> <ul style="list-style-type: none"> <li>-Remove and properly dispose of asbestos-containing exterior siding from the main house (~3,800 SF) and shed (~150 SF).</li> <li>-Remove and dispose of asbestos-containing sink undercoating at kitchen areas.</li> <li>-Remove and dispose of boiler and associated insulation as asbestos-containing material (ACM).</li> <li>-Assume full boiler system to be handled as ACM due to limited accessibility during testing.</li> <li>-Perform all abatement using proper containment, wet methods, and HEPA filtration as required.</li> </ul> <p>-Perform full mechanical demolition of the residential structure and detached shed down to grade.</p> <p>-Maintain dust control measures, including continuous wetting of the structure during demolition to minimize</p>	52,800.00

DATE	DESCRIPTION	AMOUNT
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airborne particles.  
 -Remove all structural components including framing, roofing, sheathing, foundation (if required), and miscellaneous building materials.  
 -Debris Handling & Disposal  
 -Load, haul, and dispose of all demolition debris at an approved landfill facility.  
 -Segregate and dispose of any remaining non-hazardous materials in accordance with local and state regulations.  
 -Ensure site is cleared of all visible debris upon completion.

**Included in Cost**

\*Included in Total Cost  
  
 -Waste & Disposal  
 -If Permit is Necessary  
 -If Air Monitoring is Necessary  
 This work will be completed in accordance with federal, state, and local rules and regulations.

-----  
 If you would like to pay with a Credit Card we do have a 2.99% transaction fee.  
 Please let us know if you would like that option available.

**TOTAL**

**\$52,800.00**

Accepted By

Accepted Date

**NML CONTRACTING LLC**

3250 Fanum Rd Suite 1  
Saint Paul, MN 55110  
6515001104  
info@nmlcontracting.com



# Estimate

**ADDRESS**

Angela Popenhagen

**ESTIMATE #** 26-038

**DATE** 03/18/2026

DATE	DESCRIPTION	AMOUNT
<b>Asbestos Demolition</b>	Asbestos Demolition at: 9430 EAST POINT DOUGLAS DRIVE SOUTH, COTTAGE GROVE, MN	
<b>Asbestos Demolition</b>	<p>Asbestos Demolition</p> <p>Scope of Work: Asbestos Structural Demolition (ACM Handling &amp; Disposal) Provide all labor, equipment, permits, and notifications required to perform full structural demolition under asbestos abatement protocols. Includes site setup, safety controls, and continuous wetting of materials during demolition to minimize airborne asbestos fibers, full structure demolition, and transportation/disposal of all materials as ACM at an approved facility per local, state, and federal regulations.</p> <ul style="list-style-type: none"> <li>-Remove and properly dispose of asbestos-containing exterior siding from the main house (~3,800 SF) and shed (~150 SF).</li> <li>-Remove and dispose of asbestos-containing sink undercoating at kitchen areas.</li> <li>-Remove and dispose of boiler and associated insulation as asbestos-containing material (ACM).</li> <li>-Assume full boiler system to be handled as ACM due to limited accessibility during testing.</li> <li>-Perform all abatement using proper containment, wet methods, and HEPA filtration as required.</li> </ul> <p>-Perform full mechanical demolition of the residential structure and detached shed down to grade.</p> <p>-Maintain dust control measures, including continuous wetting of the structure during demolition to minimize</p>	52,800.00

DATE	DESCRIPTION	AMOUNT
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airborne particles.  
 -Remove all structural components including framing, roofing, sheathing, foundation (if required), and miscellaneous building materials.  
 -Debris Handling & Disposal  
 -Load, haul, and dispose of all demolition debris at an approved landfill facility.  
 -Segregate and dispose of any remaining non-hazardous materials in accordance with local and state regulations.  
 -Ensure site is cleared of all visible debris upon completion.

**Included in Cost**

\*Included in Total Cost  
  
 -Waste & Disposal  
 -If Permit is Necessary  
 -If Air Monitoring is Necessary  
 This work will be completed in accordance with federal, state, and local rules and regulations.

-----  
 If you would like to pay with a Credit Card we do have a 2.99% transaction fee.  
 Please let us know if you would like that option available.

**TOTAL**

**\$52,800.00**

Accepted By

Accepted Date



# Quote

**DATE:** April 6, 2026

JM HAULING LLC  
PO BOX 258  
ST. PAUL PARK MN 55071  
651.334.9371  
[jmexcavating712@gmail.com](mailto:jmexcavating712@gmail.com)

Angela Popenhagen  
City of Cottage Grove  
12800 Ravine Parkway South  
Cottage Grove MN 55016

**Project Name:** 9430 E Point Douglas RD - Demolition

SCOPE OFWORK	UNIT	UNIT PRICE	LINE TOTAL
Asbestos abatement and demolition of main structure and out buildings. Remove and dispose of all solid and hazardous waste. Site clean-up and septic system abandonment. Top soil with final grade and seeding.	LS	59805	59,805.00
<b>TOTAL</b>			<b>\$59,805.00</b>

*This quote is good for 30-days*

\_\_\_\_\_  
Signature

\_\_\_/\_\_\_/\_\_\_  
Date

**BID PRICING**

April 6, 2026

ANGELA POPENHAGEN  
City of Cottage Grove  
10875 Ideal Avenue South  
Cottage Grove, MN 55016  
651-458-2852  
[apopenhagen@cottagegrovemn.gov](mailto:apopenhagen@cottagegrovemn.gov)

**PROJECT:** 9430 Douglas Road South – Cottage Grove, MN (Demolition)  
*Per Pre-Demolition Survey Dated 01/27/2026*

**BID:** Total **\$ 63,500.00**

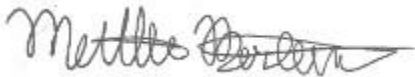
**INCLUDES:**

- City of Cottage Grove permits and state notification
- Allowance for utility disconnects, MSW & regulated waste removal
- Asbestos abatement prior to demolition
- Residential house demolition including slabs, basements & foundation
- Septic tank decommissioning
- Topsoil and seeding
- Transportation and legal disposal fees

**EXCLUDES:** *Well Sealing, UST Removal, SAC & WAC Charges, Street/Sidewalk Removal or Restoration, Private Locates, Removal/Relocation or Temp Hanging of Existing Public or Private Utilities, SWPPP Monitoring, Erosion Control Blanketing, Hard Surfacing (Curb, Bituminous, Concrete), Import of Aggregate Base at Bituminous Paving/Curbs, Import of Rock for Laydown or Access, Fencing/Temporary Fence, Hauling Premium Costs during Road Restrictions, Surveying & Layout, RLS Asbuilts, Traffic Control, Temporary Facilities, Utility Rerouting/Disconnects, Bond (Add 1%) & Winter Conditions*

Thank you for the opportunity to submit a proposal on this project. Demolition pricing is valid for 30 days after its submission. Pricing is based on \$5.00/gallon for diesel fuel. Increases may apply if diesel fuel is above \$5.00/gallon at the time of construction.

Payment terms are assumed to be net 30 days from the invoice date. Please feel free to call with any questions.



Matthew Bartemio  
Estimator/Project Manager  
(612) 481-4857  
[mbartemio@rachelcontracting.com](mailto:mbartemio@rachelcontracting.com)

# BOLANDER

EARTHWORK | UTILITIES | DEMOLITION | DEEP FOUNDATIONS

251 STARKEY ST.  
ST. PAUL, MN 55107  
PHONE: (651) 224-6299 FAX: (651) 223-8197

To: City of Cottage Grove  
Attn: Angela Popenhagen

Bid Date: April 6, 2026

Project: 9430 East Point Douglas Road South

Cottage Grove, MN

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Pricing as follows:	Asbestos / Regulated Materials Abatement	\$ 37,283.00
	Structure Demo and Restoration	\$ 27,310.00
	<b>Total</b>	<b>\$ 64,593.00</b>

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## **Inclusions:**

1. MPCA notification (required by MPCA) (two-week notice required).
2. Demolition Permit with the City of Cottage Grove
3. Septic Pumping and submission of abandonment form with MPCA
4. Abatement of asbestos and regulated materials per report from Legend Technical Services dated 1/27/2026
5. Removal of misc. MSW around the existing structure
6. Removal of shed and pumphouse
  - a. Well assumed to be sealed
7. Remove and dispose of the existing house including foundations
8. Backfill basement with select granular material, spread topsoil, and seed / mulch within former building footprint

## **Clarifications:**

1. We assume ownership of all ferrous and non-ferrous metals generated from demolition.
2. We assume open access to perform our work. Restricted access or out of sequence work that requires changed means and methods are subject to additional charges.

## **Exclusions:**

1. Bond
2. Erosion Control
3. Testing, monitoring & inspections, survey, layout work.
4. Engineering, design, preconstruction video and survey
5. Bracing, earth retention, underpinning.
6. Underground tanks, well sealing.
7. Utility relocates / re-routes.
8. Traffic and pedestrian control.

This proposal is subject to review by Bolander in 30 days.

Thank you for the opportunity and please contact me with any questions or to discuss pricing.



Tate Machacek  
Project Manager / Estimator  
651-410-6793 | Tate@Bolander.com

# BOLANDER



# Proposal

Date: 4/6/2026

Proposal #: 260311

Description: Asbestos

Environmental Contracting Services Since 1987

Proposal Submitted To: City of Cottage Grove

Site Location: Residence

Address: 10875 Ideal Ave. S;

Address: 9430 East Point Douglas Drive South

City, State, Zip: Cottage Grove MN 55106

City, State, Zip: Cottage Grove MN

Attention: Angela Popenhagen

Phone Number: (651) 458-2852

E-mail Address: [apopenhagen@cottagegrovemn.gov](mailto:apopenhagen@cottagegrovemn.gov)

Fax Number:

## SCOPE OF WORK:

VCI Environmental, Inc. (VCI) will provide insurance, notifications, permits, tools, materials, equipment, disposal of waste, trained and certified labor to remove asbestos siding from the residence and the out building (garage) and the asbestos from the boiler in the basement as listed in the survey performed by Legend Technical Services, Inc. (Legend No. 2600173).

VCI will also remove and recycle lamps, ballasts, mercury switches, smoke detectors, door closers, appliances, exit lights, emergency lights, LED lights, tires, electronics and freon from freon units.

Additional costs will be incurred if VCI provides electrical and water service.

A line item for demolition of the structure, disposal and backfilling is listed below.

Electrical & Water Service: (Extra Cost) \$ 1,400.00

Base Bid: **\$ 38,900.00**

Demolition of structures, septic and back fill. \$ 41,000.00

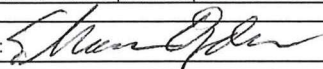
**Notes:** Adequate water and electrical service must be provided to VCI.  
There is no provision for replacement of any removed materials.

We propose to furnish material and labor - complete in accordance with above Scope of Work, for the sum of:

**Seventy nine thousand nine hundred and no/100's dollars.**

**Terms of Payment:** Net 30 days. In the event payment(s) are not made as outlined herein, the undersigned agrees to pay all costs of collection and attorney's fees incurred by VCI Environmental, Inc.

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration of deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Owner agrees to supply VCI Environmental, Inc. with 110 volt power and potable water to complete the cleaning process.

Estimator: Thomas Ogden Authorized Signature:  Note: This proposal may be withdrawn by us if not accepted within 60 days

The above prices, specifications and conditions are satisfactory and are hereby accepted. VCI Environmental, Inc. is authorized to do the work as specified and payment will be made as outlined

**Acceptance of Proposal:**

**Date:**

VCI Environmental, Inc.  
7094 Lake Dr. Suite 200  
Lino Lakes, MN 55014

Phone Number: (651) 303-1565  
Fax Number: (651) 784-7979  
Cell Phone Number: (612) 290-3248

E-mail Address: [tom@vci-environmental.com](mailto:tom@vci-environmental.com)

# ESTIMATE

Hummingbird Environmental, LLC  
522 Concord St N  
South St Paul, MN 55075-1159

jl Larson 303001@hbenviro.com  
+1 (651) 457-4699



Angela Popenhagen:9430 east Point Douglas Rd Cottage Grove MN 55016

**Bill to**

Angela Popenhagen  
Angela Popenhagen

**Estimate details**

Estimate no.: 5502  
Estimate date: 03/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Asbestos</b>	Removal and disposal of the boiler in the basement of the residence as well as all the siding on the house Approximately 3800sqft and 150sqft of siding from a shed in the yard. This project will follow all MDH rules and guidelines	1	\$36,725.00	\$36,725.00
2.		<b>MISC</b>	Removal and disposal of all regulated items on the property.	1	\$2,700.00	\$2,700.00
<b>Total</b>						<b>\$39,425.00</b>

**Note to customer**

\*\*I agree by accepting this proposal that I will pay the entire bill upon completion.\*\*

\*\*\*If Payment is not received within 30 days, 5% will be added to your invoice automatically. Another \$100.00 will be added to your invoice daily, until payment is received. If payment is not received within 45 days of the date on the invoice, a LIEN will be put on the property. \*\*\*

Please Note: 5% of the total estimate will be added to the final invoice if you choose to pay with a card.

Accepted date

Accepted by



# Economic Development Authority Action Request

## 6.A.

**Meeting Date** 4/14/2026

**Department** Economic Development

**Agenda Category** Resolution

**Title** Public Hearing to Approve Sale of Property

**Staff Recommendation** Motion to approve Resolution 2026-001.

**Budget Implication**

**Attachments**

1.	THS-EDA Public Hearing Memo_4-14-2026
2.	Public Hearing Notice 4-14-2026
3.	EDA Resolution 2026-001

**To:** Economic Development Authority  
Jennifer Levitt, EDA Executive Director

**From:** Nate Carlson, Economic Development Manager

**Date:** April 14, 2026

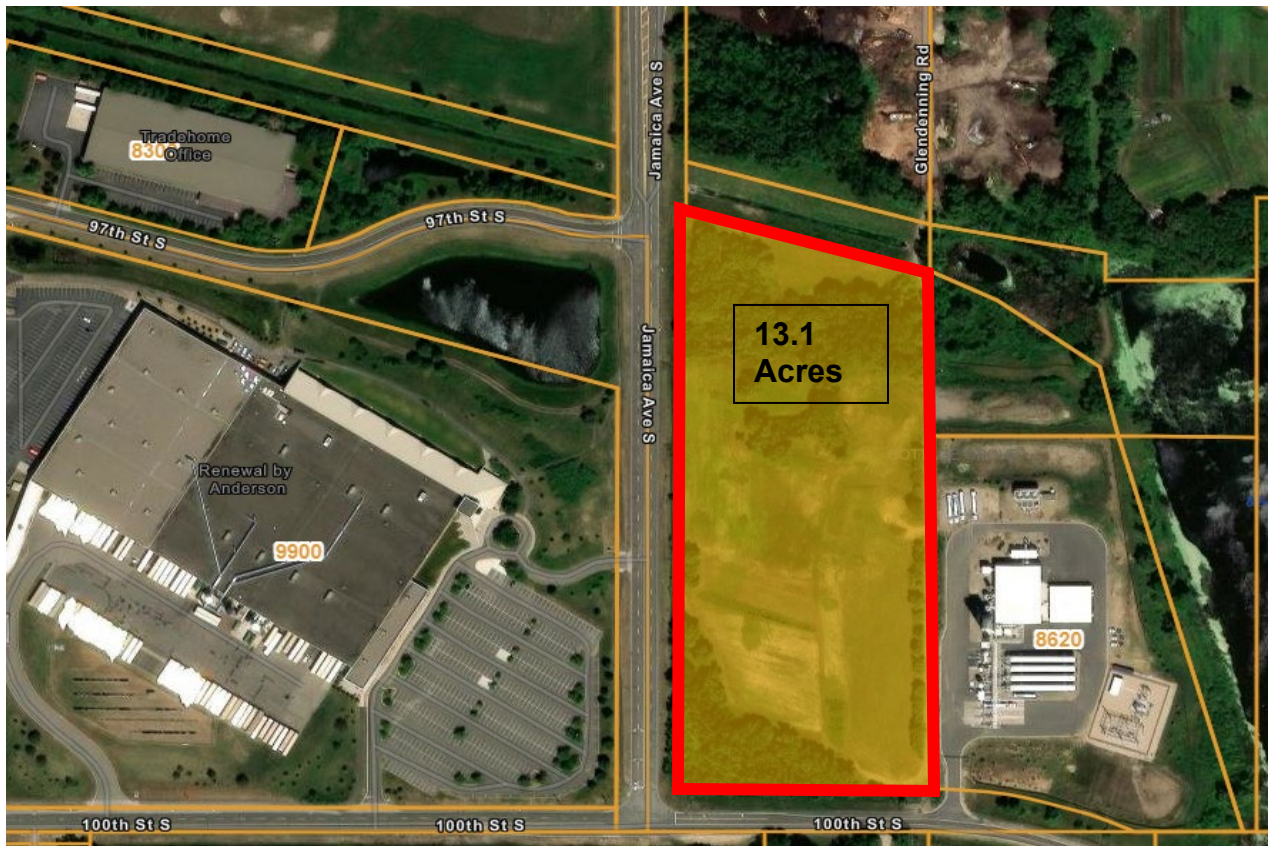
**Subject:** Public Hearing to Approve Sale of Property

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### **Background/ Discussion**

The City of Cottage Grove approved an LOI with Tradehome Shoes on January 13, 2026 for the purchase of approximately 13.1 acres of land at the intersection Jamaica Avenue S and 97<sup>th</sup> Street S.

The vacant land is zoned I1 and project details for Tradehome Shoes are in development. Tradehome Shoes currently occupies an adjacent building at 8300 97<sup>th</sup> Street South. The purchase price for the land will be \$1,711,908 (\$3.00 PSF). The map below shows the location of the property to be purchased.



Pursuant to Minn. Stat. 469.105, the EDA must hold a public hearing on the sale of the property and publish notice of the hearing at least 10 but not more than 20 days in advance. Such notice was published in the City's official newspaper for this hearing.

The land within the parcel is owned by Glendenning Farms, L.P., a Minnesota limited partnership, WAG Farms, Inc., a Minnesota corporation and Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership (individually and collectively "WAG"). Historically, all land in the Business Park has been sold to the EDA and then sold to end user, allowing for cost recovery to make the site pad ready.

### **Recommendation**

1. Approve Resolution 2026-001 purchasing 13.1 Acres from WAG with PID: 21.027.21.34.0007 at the purchase price of \$1,084,208.40 and selling 13.1 Acres to THS Overtime, LLC with PID: 21.027.21.34.0007 at the purchase price of \$1,711,908.00.

### **Attachments**

Resolution and public hearing notice attached.

**AFFIDAVIT OF PUBLICATION  
STATE OF MINNESOTA  
COUNTY OF RAMSEY**

I, Kayla Tsuchiya, being duly sworn on oath, says: that she is, and during all times herein state has been, Inside Sales Representative of Northwest Publication, LLC., Publisher of the newspaper known as the Saint Paul Pioneer Press, a newspaper of General circulation within the City of St. Paul and the surrounding Counties of Minnesota and Wisconsin including Ramsey and Kanabec.

That the notice hereto attached was cut from the columns of said newspaper and was printed and published therein on the following date(s):  
3/31/2026

Newspaper Ref./AD Number#: 51775

Client/Advertiser: CITY OF COTTAGE GROVE - LEGAL



\_\_\_\_\_  
AFFIANT SIGNATURE

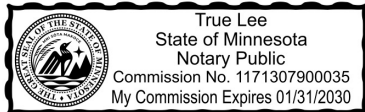
Subscribed and sworn to before me this  
4/1/2026

True Lee



\_\_\_\_\_  
NOTARY PUBLIC

Ramsey County, MN  
My commission expires January 31, 2030



**COTTAGE GROVE ECONOMIC  
DEVELOPMENT AUTHORITY  
NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING  
TO APPROVE SALE OF  
PROPERTY LOCATED WITHIN  
THE CITY OF COTTAGE  
GROVE, MN**

**NOTICE IS GIVEN** that the Cottage Grove Economic Development Authority (EDA) will hold a public hearing to approve the sale of property to THS Overtime, LLC, for development purposes. The property proposed to be sold is Lot 1, Block 1, Lake Flora 2nd Addition.

**WHEN:** Tuesday, April 14, 2026, 7:30 a.m.

**WHERE:** City Hall, 12800 Ravine Parkway South, Cottage Grove, MN 55016

Members of the public may see the terms and conditions of the sale at the EDA's office located at 12800 Ravine Parkway South, Cottage Grove, MN 55016. The scheduled hearing is for the purpose of determining whether the sale of the above-described property is advisable. Persons who desire to be heard with reference to the proposed sale will be given the opportunity to be heard at this Public Hearing. If you are unable to attend the hearing but would like to provide input, you are encouraged to submit written comments. Information on this application can be obtained from the Economic Development Manager Nate Carlson at 651-458-2830.

**COTTAGE GROVE ECONOMIC DEVELOPMENT AUTHORITY  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2026-001**

**A RESOLUTION APPROVING THE PURCHASE OF PROPERTY FROM  
GLENDENNING FARMS, L.P., WAG FARMS, INC. AND  
JOAN GLENDENNING KENNEDY FAMILY LIMITED PARTNERSHIP  
AND SALE OF PROPERTY TO THS OVERTIME, LLC  
FOR DEVELOPMENT PURPOSES**

**WHEREAS**, the Cottage Grove Economic Development Authority (“EDA”) desires to purchase approximately 13.1 acres of property, legally described as:

Lot 1, Block 1, Lake Flora Second Addition

*Abstract Property*

(“Property”). from Glendenning Farms, L.P., WAG Farms, Inc. and Joan Glendenning Kennedy Family Limited Partnership (“WAG”), pursuant to a Purchase Agreement by and between WAG and EDA (“WAG Purchase Agreement”), and sell the Property to THS Overtime, LLC (“Developer”) for the purpose of development, pursuant to a Purchase Agreement by and between the EDA and Developer (“Developer Purchase Agreement”), for industrial use; and

**WHEREAS**, the WAG Purchase Agreement describes and articulates the purchase of the Property from WAG and WAG agrees to accept the terms of the sale; and

**WHEREAS**, the Developer Purchase Agreement describes and articulates the sale of the Property to Developer and Developer agrees to accept the terms of the sale; and

**WHEREAS**, on April 14, 2026, the EDA held a public public hearing on the sale of the Property and the EDA considered all of the information presented at the public hearing.

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Cottage Grove Economic Development Authority as follows:

1. The purchase of Property from WAG and sale of the Property to the Developer, or its assigns, is in the public interest of the City and its people, furthers its general plan of economic development and furthers the aims and purposes of Minn. Stat. Sections 469.090 to 469.108; and the appropriate officials are authorized to take such action so as to effectuate such purchase and sale.
2. The EDA approves the WAG Purchase Agreement, subject to minor modification as approved by the City Attorney, and the appropriate officials are authorized to take such action as to effectuate its execution and implementation.

3. The EDA approves the Developer Purchase Agreement, subject to minor modification as approved by the City Attorney, and the appropriate officials are authorized to take such action as to effectuate its execution and implementation.
4. The EDA finds in its judgment that the sale and disposal of real property has no relationship to the Comprehensive Plan and therefore dispenses with the requirement for Planning Commission review pursuant to Minn. Stat. § 462.356 subd. 2.

Adopted this 14<sup>th</sup> day of April, 2026.

---

Myron Bailey, President

Attest:

---

Jennifer Levitt, Executive Director

## **PURCHASE AGREEMENT**

**THIS PURCHASE AGREEMENT** (this “Agreement”) is entered into as of April 14, 2026 (the “Effective Date”), by and between the Cottage Grove Economic Development Authority, a public body corporate and politic under the laws of Minnesota (“EDA”), and Glendenning Farms, L.P., a Minnesota limited partnership, WAG Farms, Inc., a Minnesota corporation and Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership (individually and collectively “WAG”).

### **RECITALS**

**Recital No. 1.** WAG is the owner of 13.1 acres of unimproved real property located in Cottage Grove, Washington County, Minnesota, legally described on Exhibit A, attached hereto and incorporated herein by reference (“Property”).

**Recital No. 2.** EDA desires to purchase the Property from WAG and WAG desires to sell the same to EDA, all on the terms and conditions of this Agreement.

**NOW, THEREFORE,** EDA and WAG agree as follows:

1. **Sale.**

1.1. **Sale.** Subject to the terms and provisions of this Agreement, WAG shall sell the Property to EDA, and EDA shall purchase the same from WAG.

1.2. **Purchase Price.** The purchase price to be paid by EDA to WAG for the Property shall be One Dollar and 90/100 (\$1.90) multiplied by 570,636 square feet, (as finally determined by the Survey) (the “Purchase Price”). There shall be no setoff to the Purchase Price for a loss of square footage of the Property caused by wetland dedication, easement or roadway dedication or the like which may cause a portion of the Property to become unusable for the Proposed Use as herein defined. The approximate Purchase Price of One Million Eighty-Four Thousand, Two Hundred Eight Dollars and 40/100 (\$1,084,208.40) shall be paid on the Closing Date (as defined in Section 6), subject to those adjustments, prorations and credits described in this Agreement, in certified funds or by wire transfer pursuant to instructions from WAG. The Closing will occur at DCA Title, 750 Main Street, Suite 208, Mendota Heights, MN 55118 (“Title”), unless otherwise agreed to by the parties.

2. **Available Surveys, Tests, and Reports.** Within ten (10) days of the Effective Date, WAG shall cause to be delivered to EDA, (a) copies of any surveys, soil tests and environmental reports previously conducted on the Property and in the possession of WAG, and (b) copies of existing title work for the Property and in the possession of WAG (the “Due Diligence Materials”). WAG makes no representations or warranties regarding the accuracy of the Due

Diligence Materials.

3. **EDA's Investigations.** For a period up to the Closing Date, WAG shall allow EDA and EDA's agents or assigns access to the Property without charge and at all times for the purpose of EDA's investigation and testing of the Property, including surveying and testing of soil and groundwater ("EDA's Investigations"); provided, however, EDA shall not perform any invasive testing unless (a) WAG gives its prior written approval of EDA's consultant that will perform the testing, which approval shall not be unreasonably withheld, conditioned or delayed, and (b) EDA gives WAG reasonable prior notice of such testing. WAG shall have the right to accompany EDA during any of EDA's Investigations of the Property. EDA shall provide to WAG copies of all third-party, non-confidential written test results and reports conducted as part of EDA's Investigations. EDA agrees to pay all of the costs and expenses associated with EDA's Investigations, to cause to be released any lien on the Property arising as a result of EDA's Investigations and to repair and restore, at EDA's expense, any damage to the Property caused by EDA's Investigations. EDA shall indemnify and hold WAG and the Property harmless from all costs and liabilities, including, but not limited to, reasonable attorneys' fees, arising from EDA's Investigations. The indemnification obligations provided herein shall survive the termination or cancellation of this Agreement.

4. **Insurance; Risk of Loss.** WAG assumes all risk of destruction, loss or damage to the Property prior to the Closing Date. If, prior to the Closing Date, all or any portion of the Property or access thereto is condemned, taken by eminent domain, or damaged by cause of any nature, WAG shall immediately give EDA notice of such condemnation, taking or damage. After receipt of notice of such condemnation, taking or damage (from WAG or otherwise), EDA shall have the option (to be exercised in writing within thirty (30) days) either (a) to require WAG to (i) convey the Property at Closing (as defined in Section 6) to EDA in its damaged condition, upon and subject to all of the other terms and conditions of this Agreement without reduction of the Purchase Price, (ii) assign to EDA at Closing all of WAG's right, title and interest in and to any claims WAG may have to insurance proceeds, condemnation awards and/or any causes of action with respect to such condemnation or taking of or damage to the Property or access thereto, and (iii) pay to EDA at Closing by certified or official bank check all payments made prior to the Closing Date under such insurance policies or by such condemning authorities, or (b) to terminate this Agreement by giving notice of such termination to WAG, whereupon this Agreement shall be terminated and thereafter neither party shall have any further obligations or liabilities to the other, except for such obligations as survive termination of this Agreement. If the right to terminate this Agreement is not exercised in writing within such thirty (30) day period, such right shall be deemed to have been waived. WAG shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without EDA's prior written consent, which consent shall not be unreasonably withheld.

5. **Contingencies.**

5.1. **EDA's Contingencies.**

A. Unless waived by EDA in writing, EDA's obligation to proceed to Closing shall be subject to (a) performance by WAG of its obligations hereunder, (b) the continued accuracy of WAG's representations and warranties provided in

Section 9.1, and (c) EDA's satisfaction, in EDA's sole discretion, as to the contingencies described in this Section 5.1 within the time periods set forth below:

(1) On or before the Closing Date, EDA shall have determined, in its sole discretion, that it is satisfied with (a) the results of and matters disclosed by EDA's Investigations, surveys, soil tests, engineering inspections, hazardous substance and environmental reviews of the Property and (b) all other inspections and due diligence regarding the Property, including any Due Diligence Materials.

(2) On or before the Closing Date, EDA shall have determined the acceptability of the Property for the proposed use (the "Proposed Use"). All costs and expenses related to applying for and obtaining any governmental permits and approvals for the Property for the Proposed Use shall be the responsibility of the EDA.

(3) On or before the Closing Date, EDA shall have received from Title an irrevocable commitment to issue a title insurance policy for the Property in a form and substance satisfactory to EDA in EDA's sole discretion, not disclosing any encumbrance not acceptable to EDA in EDA's sole discretion (the "Approved Commitment").

(4) On or before the Closing Date, EDA shall have received from Title an irrevocable commitment to issue a title insurance policy for the Property in the form of the Approved Commitment, subject only to such changes in title as are Permitted Encumbrances or as are acceptable to EDA in EDA's sole discretion.

(5) On or before the Closing Date, WAG shall have obtained releases of the Property from any and all mortgages or other monetary liens affecting any of the Property.

(6) On or before the Closing Date, EDA shall review and approve the books and records in WAG's possession, if any, including site plans, surveys, engineering or environmental reports associated with the Property.

(7) On or before the Closing Date, EDA may obtain and approve an ALTA Survey of the Property.

(8) On or before the Closing Date, all recorded and unrecorded leases shall be terminated, and the Property shall be vacant.

(9) On or before the Closing Date, EDA shall have approved the forms of all closing documents.

The foregoing contingencies are for EDA's sole and exclusive benefit and one (1) or more may be waived in writing by EDA in its sole discretion. WAG shall reasonably cooperate with EDA's efforts to satisfy such contingencies, at no out of pocket cost to WAG or assumption of any obligation or liability by EDA. EDA shall bear all cost and expense of satisfying EDA's contingencies. If any of the foregoing contingencies have not been satisfied on or before the applicable date, then this Agreement may be terminated, at EDA's option, by written notice from EDA to WAG. Such written notice must be given on or before the applicable date, or EDA's right to terminate this Agreement pursuant to this Section shall be waived. Upon termination, neither party shall have any further rights or obligations against the other regarding this Agreement or the Property, except for such obligations as survive termination of this Agreement.

B. If EDA elects not to exercise any of the contingencies set out herein, such election may not be construed as limiting any representations or obligations of WAG set out in this Agreement, including without limitation any indemnity or representations with respect to environmental matters.

5.2. **WAG's Contingencies.** WAG's obligation to proceed to Closing shall be subject to the satisfaction, on or prior to the Closing Date, of each of the following conditions:

A. EDA shall have performed and satisfied all agreements, covenants and conditions required pursuant to this Agreement to be performed and satisfied by or prior to the Closing Date.

B. All representations and warranties of EDA contained in this Agreement shall be accurate as of the Closing Date.

C. There shall be no uncured default by EDA of any of its obligations under this Agreement as of the Closing Date, not otherwise waived by WAG.

If any contingency contained in this Section 5.2 has not been satisfied on or before the date described herein, and if no date is specified, then the Closing Date, then this Agreement may be terminated by written notice from the WAG to EDA. If termination occurs all documents deposited by EDA shall be immediately returned to EDA, and all documents deposited by WAG shall be immediately returned to WAG and neither party will have any further rights or obligations with respect to this Agreement or the Property, except for such obligations that survive termination of this Agreement. All the contingencies in this Section 5.2 are specifically for the benefit of WAG, and WAG shall have the right to waive any contingency in this Section 5.2 by written notice to EDA.

6. **Closing.** The closing of the purchase and sale contemplated by this Agreement (the "Closing") shall occur on or before November 15, 2026 (the "Closing Date"), unless mutually agreed to by the parties. WAG agrees to deliver legal and actual possession of the Property to EDA on the Closing Date.

6.1. **WAG's Closing Documents and Deliveries.** On the Closing Date, WAG shall execute and/or deliver, as applicable, to EDA the following:

A. **Warranty Deed.** A warranty deed conveying title to the Property to EDA, free and clear of all encumbrances, except the Permitted Encumbrances (the "Deed").

B. **FIRPTA Affidavit.** An affidavit of WAG certifying that WAG is not a "foreign person", "foreign partnership", foreign trust", "foreign estate" or "disregarded entity" as those terms are defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

C. **WAG's Affidavit.** A standard owner's affidavit (ALTA form) from WAG which may be reasonably required by Title to issue an owner's policy of title insurance with respect to the Property with the so-called "standard exceptions" deleted (excluding the survey exception).

D. **Bring-Down Certificate.** A certificate dated as of the Closing Date, signed by an authorized officer of WAG, certifying that the representations and warranties of WAG contained in this Agreement are true as of the Closing Date.

E. **Settlement Statement.** A settlement statement with respect to this transaction.

F. **General Deliveries.** All other documents reasonably determined by Title to be necessary to transfer the Property to EDA and to evidence that WAG (a) has satisfied all monetary indebtedness with respect thereto, (b) has obtained such termination statements or releases from such secured creditors as may be necessary to ensure that the Property is subject to no monetary liens, (c) has obtained all consents from third parties necessary to effect WAG's performance of the terms of this Agreement, including, without limitation, the consents of all parties holding an interest in the Property, (d) has provided such other documents as are reasonably determined by Title to be necessary to issue policies of title insurance to EDA with respect to the Property with the so-called "standard exceptions" deleted (excluding the survey exception), and (e) has duly authorized the transactions contemplated hereby.

6.2. **EDA Closing Documents and Deliveries.** On the Closing Date, EDA shall execute and/or deliver, as applicable, to WAG the following:

A. **Payment of Purchase Price.** The Purchase Price, in accordance with the terms of Section 1.2.

B. **Settlement Statement.** A settlement statement with respect to this transaction.

C. **FIRPTA Affidavit.** An affidavit of EDA certifying that EDA is not a “foreign person”, “foreign partnership”, foreign trust”, “foreign estate” or “disregarded entity” as those terms are defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

D. **EDA’s Affidavit.** A standard owner’s affidavit (ALTA form) from EDA which may be reasonably required by Title to issue an owner’s policy of title insurance with respect to the Property with the so-called “standard exceptions” deleted.

E. **Bring-Down Certificate.** A certificate dated as of the Closing Date, signed by an authorized officer of EDA, certifying that the representations and warranties of EDA contained in this Agreement are true as of the Closing Date.

F. **General Deliveries.** All other documents reasonably determined by Title to be necessary to evidence that EDA has duly authorized the transactions contemplated hereby and evidence the authority of EDA to enter into and perform this Agreement and the documents and instruments required to be executed and delivered by EDA pursuant to this Agreement, or may be required of EDA under applicable law, including any purchaser’s affidavits or revenue or tax certificates or statements.

7. **Prorations.** WAG and EDA agree to the following prorations and allocation of costs regarding this Agreement:

7.1. **Title Evidence, Survey and Closing Fee.** EDA shall pay all costs of the Commitment with respect to the Property. EDA shall pay all cost of the Survey, if any. EDA shall pay all premiums for any title insurance policy it desires with respect to the Property. EDA and WAG shall each pay one half (1/2) of any reasonable closing fee or charge imposed by Title.

7.2. **Transfer Taxes.** EDA shall pay all state deed tax regarding the Deed.

7.3. **Recording Costs.** EDA will pay all recording costs with respect to the recording of the Deed.

7.4. **Real Estate Taxes and Special Assessments.** General real estate taxes applicable to any of the Property due and payable in the year of Closing shall be prorated between WAG and EDA on a daily basis as of 12:00 a.m. CT on the Closing Date based upon a calendar fiscal year, with WAG paying those allocable to the period prior to the Closing Date and EDA being responsible for those allocable to the Closing Date and subsequent thereto. WAG shall pay in full all special assessments (and charges in the nature of or in lieu of such assessments) levied, pending, postponed or deferred with respect to any of the Property as of the Closing Date. EDA shall be responsible for any special

assessments that are levied or become pending against the Property after the Closing Date, including, without limitation, those related to EDA's development of the Property.

7.5. **Utilities.** All utility expenses, including water, fuel, gas, electricity, sewer and other services furnished to or provided for the Property, if any, shall be prorated between WAG and EDA on a daily basis as of the Closing Date, with WAG paying those allocable to the period prior to the Closing Date and EDA being responsible for those allocable to the Closing Date and subsequent thereto.

7.6. **ALTA Survey.** EDA may obtain and pay for an ALTA Survey ("ALTA Survey").

7.7. **Attorneys' Fees.** WAG and EDA shall each pay its own attorneys' fees incurred in connection with this transaction.

7.8. **Survival.** The obligations set forth in this Section 7 survive the Closing.

8. **Title Examination.** (i) Within ten (10) days following the Effective Date, EDA shall, at EDA's expense, order a commitment for an owner's title insurance policy (ALTA Form 2006) issued by Title for the Property, and copies of all encumbrances described in the commitment (the "Commitment"); and, if desired, (ii) within ten (10) days following the Effective Date, EDA shall order, at EDA's expense, an ALTA-certified survey bearing the legal description of the Property, and showing the area, dimensions and location of the Property (the "Survey" and, together with the Commitment, the "Title Evidence").

8.1. **EDA's Objections.** Within ten (10) days after EDA's receipt of the last of the Title Evidence, EDA may make written objections ("Objections") to the form or content of the Title Evidence. The Objections may include without limitation, any easements, restrictions or other matters which may interfere with the Proposed Use of the Property or matters which may be revealed by the Survey. Any matters reflected on the Title Evidence which are not objected to by EDA within such time period or waived by EDA in accordance with Section 8.2(B) shall be deemed to be permitted encumbrances ("Permitted Encumbrances"). Notwithstanding the foregoing, the following items shall be deemed Permitted Encumbrances: (a) Covenants, conditions, restrictions (without effective forfeiture provisions) and declarations of record, if any; (b) Reservation of minerals or mineral rights by the State of Minnesota, if any; (c) Utility and drainage easements which do not interfere with the Proposed Use; and (d) Applicable laws, ordinances, and regulations. EDA shall have the renewed right to object to the Title Evidence as the same may be revised or endorsed from time to time.

8.2. **WAG's Cure.** WAG shall be allowed twenty (20) days after the receipt of EDA's Objections to cure the same but shall have no obligation to do so. If such cure is not completed within said period, or if WAG elects not to cure such Objections, EDA shall have the option to do any of the following:

A. Terminate this Agreement with respect to all of the Property.

B. Waive one or more of its objections and proceed to Closing.

If EDA so terminates this Agreement, neither WAG nor EDA shall be liable to the other for any further obligations under this Agreement (except for such obligations as survive termination of this Agreement).

9. **Warranties and Representations.**

9.1. **By WAG.** WAG warrants and represents the following to EDA, and acknowledges that EDA has relied on such representations and warranties in agreeing to enter into this Agreement:

A. Glendenning Farms, L.P. is a Minnesota limited partnership and is duly organized and in good standing under the laws of the state of Minnesota and is not in violation of any provisions of its company documents or its operating agreement.

B. WAG Farms, Inc. is a Minnesota corporation is duly organized and in good standing under the laws of the state of Minnesota and is not in violation of any provisions of its company documents or its operating agreement.

C. Joan Glendenning Kennedy Family Limited Partnership is a Minnesota limited partnership is duly organized and in good standing under the laws of the state of Minnesota and is not in violation of any provisions of its company documents or its operating agreement.

D. This Agreement has been duly executed and delivered and constitutes the legal, valid and binding obligation of WAG enforceable in accordance with its terms. WAG has been duly formed under the laws of the State of Minnesota and is in good standing under the laws of the jurisdiction in which the Property is located, is duly qualified to transact business in the jurisdiction in which the Property is located, and has the requisite power and authority to enter into and perform this Agreement and the documents and instruments required to be executed and delivered by WAG pursuant hereto. This Agreement and the documents and instruments required to be executed and delivered by WAG pursuant hereto have each been duly authorized by all necessary action on the part of WAG and such execution, delivery and performance does and will not conflict with or result in a violation of WAG's organizational agreement or any judgment or order.

E. The execution, delivery and performance by WAG of this Agreement will not (a) violate any provision of any law, statute, rule or regulation or any order, writ, judgment, injunction, decree, determination or award of any court, governmental agency or arbitrator presently in effect having applicability to WAG, or (b) result in a breach of or constitute a default under any indenture, loan

or credit agreement or any other agreement, lease or instrument to which WAG is a party or by which it or any of its properties may be bound.

F. To WAG's knowledge, except as contemplated herein, no order, consent, approval, license, authorization or validation of, or filing, recording or registration with, or exemption by, any governmental or public body or authority, or any other entity, is required on the part of WAG to authorize, or is required in connection with, the execution, delivery and performance of, or the legality, validity, binding effect or enforceability of, this Agreement, except for EDA obtaining all the Approvals (as defined below).

G. To WAG's knowledge, there are no actions, suits or proceedings pending or threatened against or affecting WAG or any of its properties, before any court or arbitrator, or any governmental department, board, agency or other instrumentality which in any of the foregoing (a) challenges the legality, validity or enforceability of this Agreement, or (b) if determined adversely to WAG, would have a material adverse effect on the ability of WAG to perform its obligations under this Agreement.

H. WAG has not received written notice, and has no knowledge, of (a) any pending or contemplated annexation or condemnation proceedings, or purchase in lieu of the same, affecting or which may affect all or any part of the Property, (b) any proposed or pending proceeding to change or redefine the zoning classification of all or any part of the Property, (c) any proposed changes in any road patterns or grades which would adversely and materially affect access to the roads providing a means of ingress or egress to or from all or any part of the Property, or (d) any uncured violation of any legal requirement, restriction, condition, covenant or agreement affecting all or any part of the Property or the use, operation, maintenance or management of all or any part of the Property.

I. To WAG's knowledge, there are no wells or sewage treatment systems located on any portion of the Property. To WAG's knowledge, there has been no methamphetamine production on or about any portion of the Property. To WAG's knowledge, the sewage generated by the Property, if any, goes to a facility permitted by the Minnesota Pollution Control Agency and there is no "individual sewage treatment system" (as defined in Minnesota Statutes § 115.55, Subd. 1(g)) located on the Property.

J. WAG is not a "foreign person," "foreign corporation," "foreign trust," "foreign estate" or "disregarded entity" as those terms are defined in Section 1445 of the Internal Revenue Code.

K. To WAG's knowledge, except as may be disclosed as part of the Due Diligence Materials, (i) no condition exists on the Property that may support a claim or cause of action under any Environmental Law (as defined below) and there are no Hazardous Substances (as defined below) on the Property, (ii) there has been

no release, spill, leak or other contamination or otherwise onto the Property, and (iii) there are no restrictions, clean ups or remediation plans regarding the Property. To WAG's knowledge, except as may be disclosed as part of the Due Diligence Materials, there is no buried waste or debris on any portion of the Property. "Environmental Law" shall mean (a) the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. § 9601-9657, as amended, or any similar state law or local ordinance, (b) the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901, et seq., (c) the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq., (d) the Clean Air Act, 42 U.S.C. § 7401, et seq., (e) the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., (f) the Safe Drinking Water Act, 42 U.S.C. § 300(f) et seq., (g) any law or regulation governing aboveground or underground storage tanks, (h) any other federal, state, county, municipal, local or other statute, law, ordinance or regulation, including, without limitation, the Minnesota Environmental Response and Liability Act, Minn. Stat. § 115B.01, et seq., (i) all rules or regulations promulgated under any of the foregoing, and (j) any amendments of the foregoing. "Hazardous Substances" shall mean polychlorinated biphenyls, petroleum, including crude oil or any fraction thereof, petroleum products, heating oil, natural gas, natural gas liquids, liquefied natural gas or synthetic gas usable for fuel, and shall include, without limitation, substances defined as "hazardous substances," "toxic substances," "hazardous waste," "pollutants or contaminants" or similar substances under any Environmental Law.

L. There are no leases or tenancies with respect to the Property. There are no unrecorded agreements or other contracts of any nature or type relating to, affecting or serving the Property.

M. There will be no indebtedness attributable to the Property which will remain unpaid after the Closing Date.

As used in this Agreement, the term "to WAG's knowledge" shall mean and refer to only the current actual knowledge of the designated representative of WAG and shall not be construed to refer to the knowledge of any other partner, officer, manager, member, director, agent, authorized person, employee or representative of WAG, or any affiliate of WAG, or to impose upon such designated representative any duty to investigate the matter to which such actual knowledge or the absence thereof pertains, or to impose upon such designated representative any individual personal liability. As used herein, the term "designated representative" shall refer to William G. Glendenning.

The representations, warranties and other provisions of this Section 9.1 shall survive Closing; provided, however, WAG shall have no liability with respect to any breach of a particular representation or warranty if EDA shall fail to notify WAG in writing of such breach within two (2) years after the Closing Date, and provided further that WAG shall have no liability with respect to a breach of the representations and warranties set forth in this Agreement if EDA has actual knowledge of WAG's breach thereof prior to Closing and EDA consummates the acquisition of the Property as provided herein.

EDA acknowledges and agrees that, except as expressly specified in this Section 9 of this Agreement, WAG has not made, and WAG hereby specifically disclaims, any representation, warranty or covenant of any kind, oral or written, expressed or implied, or rising by operation of law, with respect to the Property, including but not limited to, any warranties or representations as to the habitability, merchantability, fitness for a particular purpose, title, zoning, tax consequences, physical or environmental condition, utilities, valuation, governmental approvals, the compliance of the Property with governmental laws, the truth, accuracy or completeness of any information provided by or on behalf of WAG to EDA, or any other matter or item regarding the Property. EDA agrees to accept the Property and acknowledges that the sale of the Property as provided for herein is made by WAG on an "AS IS," "WHERE IS," and "WITH ALL FAULTS" basis. EDA is an experienced purchaser of property such as the Property and EDA has made or will make its own independent investigation of the Property. The limitations set forth in this paragraph shall survive the Closing and shall not merge in the deed.

9.2. **By EDA.** EDA warrants and represents the following to WAG, and acknowledges that WAG has relied on such representations and warranties in agreeing to enter into this Agreement:

A. EDA has all requisite authority to enter into this Agreement and to perform all of its obligations under this Agreement.

B. The execution, delivery and performance by EDA of this Agreement will not (a) violate any provision of any law, statute, rule or regulation or any order, writ, judgment, injunction, decree, determination or award of any court, governmental agency or arbitrator presently in effect having applicability to EDA, (b) violate or contravene any provision of the articles of incorporation or bylaws of EDA, or (c) result in a breach of or constitute a default under any indenture, loan or credit agreement or any other agreement, lease or instrument to which EDA is a party or by which it or any of its properties may be bound.

The representations, warranties and other provisions of this Section 9.2 shall survive Closing; provided, however, EDA shall have no liability with respect to any breach of a particular representation or warranty if WAG shall fail to notify EDA in writing of such breach within two (2) years after the Closing Date.

## 10. **Additional Obligations of WAG.**

10.1. **Licenses and Permits.** WAG shall transfer to EDA all transferable rights, if any, in any permits or licenses held by WAG with respect to the Property. WAG shall execute all applicable transfer forms and applications to facilitate and effect any such transfer and to cooperate fully with EDA in its efforts to obtain all of the necessary licenses and permits for the Proposed Use, at no out-of-pocket cost to WAG, or the assumption of any obligations or liabilities by WAG.

10.2. **Condition of Property at Closing.** Prior to Closing, the Property shall be operated in the ordinary course consistent with previous practice. On the Closing Date, WAG shall deliver to EDA exclusive vacant possession of the Property, free and clear of any personal property, surface waste and surface debris of any kind. On or before the Closing Date, WAG shall remove all trash and personal property from the Property. WAG agrees that EDA may dispose of any trash or personal property remaining on the Property as of the Closing Date in EDA's sole discretion and WAG agrees to pay for all costs and expenses incurred by EDA with respect to the transport and/or disposal of the personal property within ten (10) days after receipt of an invoice from EDA.

10.3. **Further Assurances.** From and after the Closing Date, WAG agrees to execute, acknowledge and deliver to EDA such other documents or instruments of transfer or conveyance as may be reasonably required to carry out its obligations pursuant to this Agreement.

10.4. **Non-Assumption of Contracts or Other Obligations.** The parties understand and agree that EDA is only acquiring certain of WAG's real property assets and that this Agreement and any related agreements shall not be construed to be in any manner whatsoever an assumption by EDA of any agreements, indebtedness, obligations or liabilities of WAG which are owing with respect to the operation of the Property prior to the Closing Date.

10.5. **Mortgages.** On or before the Closing Date, WAG shall satisfy all mortgage and/or lien indebtedness with respect to all or any portion of the Property and shall obtain recordable releases of the Property from any and all such mortgages or other liens affecting all or any portion of the Property.

10.6. **Approvals.** EDA or Developer may elect to seek certain approvals in order for EDA to develop the Property for the Proposed Use, including rezoning the Property or receipt of a conditional use permit (the "Approvals"). WAG, at no out-of-pocket cost to WAG, or the assumption of any obligations or liabilities by WAG, will reasonably cooperate with EDA's efforts to obtain the Approvals at or prior to Closing. WAG hereby grants EDA and Developer the right to file and prosecute applications and petitions for the Approvals and any special use permits and variances desired by EDA; provided, however, any special use permits or variances shall (a) be contingent on the occurrence of the Closing and shall not be binding upon WAG or the Property unless and until the Closing occurs, or (b) be approved in writing in advance by WAG. WAG, at no out-of-pocket cost to WAG, or the assumption of any obligations or liabilities by WAG, agrees to cooperate with EDA in the filing and prosecution of such applications and petitions, including the filing of the same in WAG's name, if required.

11. **Commissions.** At Closing WAG shall pay one-half (1/2) of the broker's commission due by the EDA pursuant to Section 11 of the Purchase Agreement between the EDA and Tradehome Shoe Stores, Inc.

12. **Notice.** Any notice to be given by one party hereto shall be personally delivered

(including messenger delivery) or be sent by registered or certified mail, or by a nationally recognized overnight courier which issues a receipt, in each case postage prepaid, to the other party at the addresses in this Section (or to such other address as may be designated by notice given pursuant to this Section), and shall be deemed given upon personal delivery, three (3) days after the date postmarked or one (1) business day after delivery to such overnight courier.

If to EDA: Cottage Grove Economic Development Authority  
12800 Ravine Parkway South  
Cottage Grove MN 55016  
Attn: Jennifer Levitt, EDA Executive Director

with a copy to: Korine L. Land  
LeVander, Gillen & Miller, P.A.  
1305 Corporate Center Dr. Suite 300  
Eagan, MN 55121

If to WAG: Joan Glendenning Kennedy Family Limited Partnership  
7437 Queensland Lane North  
Maple Grove, MN. 55311-3799  
Attn: William S. Kennedy, Jr.

Glendenning Farms, L.P. and  
WAG Farms, Inc.  
1941 Ford Parkway #304  
St. Paul, MN 55116  
Attn: William G. Glendenning

13. **Default; Remedies.** If either WAG or EDA fails to perform any of its obligations under this Agreement in accordance with its terms, and such failing party does not cure such failure within thirty (30) days after written notice thereof from the other party (provided that no notice or cure period shall be required for obligations to be performed at Closing), then the other party shall have the right to terminate this Agreement by giving the failing party written notice of such election. In the case of any default by EDA, WAG's sole and exclusive remedies shall be (i) termination of this Agreement as provided above and, upon any such termination, final liquidated damages shall be forfeited to WAG. In the case of any default by WAG, EDA's sole and exclusive remedies shall be (i) specifically enforce this Agreement, or (ii) terminate this Agreement, in which case final liquidated damages shall be returned to EDA. In no event shall EDA be entitled to record a notice of Lis Pendens against the Property, unless EDA is pursuing specific performance of this Agreement. In any action or proceeding to enforce this Agreement or any term hereof, the prevailing party shall be entitled to recover its reasonable costs and attorneys' fees.

14. **Cumulative Rights.** No right or remedy conferred or reserved to WAG or EDA is intended to be exclusive of any other right or remedy herein or by law provided, but each shall be cumulative in and in addition to every other right or remedy existing at law, in equity or by statute, now or hereafter.

15. **Entire Agreement; Modification.** This written Agreement constitutes the complete agreement between the parties with respect to this transaction and supersedes any prior oral or written agreements between the parties regarding this transaction. There are no verbal agreements that change this Agreement and no waiver of any of its terms will be effective unless in writing executed by the parties.

16. **Binding Effect; Survival.** This Agreement binds and benefits the parties and their respective successors and assigns. All representations and warranties, and indemnification obligations of the parties hereto shall survive the Closing.

17. **EDA's Assignment.** EDA may assign this Agreement without the prior written consent of WAG (but with written notice to WAG). No assignment shall relieve EDA from its obligations under this Agreement.

18. **Governing Law.** The provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

19. **Rules of Interpretation.** The words "herein" and "hereof" and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof. References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.

20. **Titles of Sections.** Any titles of the sections, or any subsections, of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

21. **Counterparts; Facsimiles.** This Agreement may be executed in any number of counterparts, and all of the signatures to this Agreement taken together shall constitute one and the same agreement, and any of the parties hereto may execute such agreement by signing any such counterpart. Facsimile or "PDF" signatures on this Agreement shall be treated as originals until the actual original signatures are obtained.

22. **Represented by Counsel.** Each party has been represented and advised by counsel in the transaction contemplated hereby.

23. **Time of the Essence.** Time is of the essence of this Agreement.

[Remainder of page intentionally blank]

**IN AGREEMENT**, the parties hereto have hereunto set their hands as of the date hereinbefore first written.

**COTTAGE GROVE ECONOMIC  
DEVELOPMENT AUTHORITY**

By \_\_\_\_\_  
Myron Bailey  
Its President

By \_\_\_\_\_  
Jennifer Levitt  
Its Executive Director

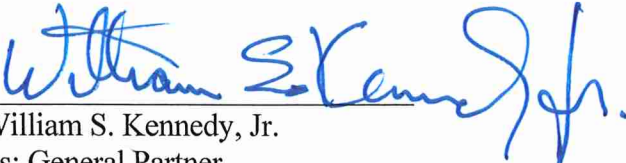
**WAG FARMS, INC.**

By: William G. Glendenning  
William G. Glendenning  
Its: President

**GLENDENNING FARMS, L.P.**

By: William G. Glendenning  
William G. Glendenning  
Its: General Partner

**JOAN GLENNING KENNEDY  
FAMILY LIMITED PARTNERSHIP**

By:   
William S. Kennedy, Jr.  
Its: General Partner

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Real property in Washington County, Minnesota to be platted and legally described as follows:

Lot 1, Block 1, Lake Flora Second Addition

PID: 21.027.21.34.007

*Abstract Property*

## PURCHASE AGREEMENT

**THIS PURCHASE AGREEMENT** (this “Agreement”) is entered into as of April 14, 2026 (the “Effective Date”), by and between the Cottage Grove Economic Development Authority, a public body corporate and politic under the laws of Minnesota (“EDA” or “Seller”), and THS Overtime, LLC, a Minnesota limited liability company, or its assigns (“THS” or “Buyer”).

### RECITALS

**Recital No. 1.** Glendenning Farms, L.P., WAG Farms, Inc. and Joan Glendenning Kennedy Family Limited Partnership (collectively “Owner”) are the owners of 13.1 acres of unimproved real property, located in Cottage Grove, Washington County, Minnesota, legally described on Exhibit A (the “Property”), attached hereto and incorporated herein by reference.

**Recital No. 2.** EDA is the contract purchaser of the Property and shall purchase the Property from Owner and convey the Property to THS on the terms and conditions of this Agreement.

**Recital No. 3.** THS desires to purchase the Property from Seller on the terms and conditions of this Agreement.

**NOW, THEREFORE,** THS and EDA agree as follows:

1. **Sale.**

1.1. **Sale.** Subject to the terms and provisions of this Agreement, EDA shall sell the Property to THS, and THS shall purchase the Property from EDA.

1.2. **Purchase Price.** The Purchase Price to be paid by THS to EDA for the Property shall be Three Dollars and 00/100 (\$3.00) multiplied by 570,636 square feet (as finally determined by the Survey, defined below) (the “Purchase Price”). The approximate Purchase Price of One Million Seven Hundred Eleven Thousand Nine Hundred Eight and 00/100 Dollars (\$1,711,908.00) shall be payable as follows: (a) Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) as earnest money (“Initial Earnest Money”), to be paid within seven (7) business days following the Effective Date to DCA Title, 750 Main Street, Suite 208, Mendota Heights, MN 55118 (“Title”) and held in escrow by Title and (b) the balance of the Purchase Price on the Closing Date (as defined in Section 6) subject to those adjustments, prorations and credits described in this Agreement, in certified funds or by wire transfer pursuant to instructions from EDA.

2. **Available Surveys, Tests, and Reports.** Within ten (10) days following the Effective Date, EDA shall cause to be delivered to THS (a) copies of any surveys, soil tests, environmental reports, and any other studies and/or site analyses previously conducted on the Property and in the possession of EDA, (b) copies of existing title work for the Property and in the possession of EDA, and (c) copies of any documentation or correspondence from governmental

agencies regarding zoning of the Property, compliance of the Property with applicable laws, or other governmental approvals in the possession of the EDA (the "Due Diligence Materials"). EDA makes no representations or warranties regarding the accuracy of the Due Diligence Materials. If Buyer so requests, Seller shall request the preparers of any such surveys, soil tests, environmental reports, and any other studies and/or site analyses to re-issue or re-certify the same for the direct benefit of Buyer, at Buyer's expense except as otherwise provided in this Agreement, so that Buyer may rely on such site analyses or surveys as if prepared for Buyer in the first instance, but Seller makes no representation as to whether any such reissuance or recertification will be available.

### **3. Tradehome's Investigations, Due Diligence Period and Extension Option**

3.1 For a period up to one hundred eighty (180) days from the Effective Date ("Due Diligence Period"), EDA shall allow THS and THS's agents access to the Property without charge and at all times for the purpose of Tradehome's investigation, examination, inspection and testing of the Property, including surveying and testing of soil and groundwater ("THS's Investigations"); provided, however, THS shall not perform any invasive testing unless (a) EDA gives its prior written approval of THS's consultant that will perform the testing, which approval shall not be unreasonably withheld, conditioned or delayed, and (b) THS gives EDA reasonable prior notice of such testing. EDA shall have the right to accompany THS during any of THS's Investigations of the Property. THS shall provide EDA copies of all third-party, non-confidential written test results and reports conducted as part of THS's Investigations. Except as otherwise provided herein, THS agrees to pay all of the costs and expenses associated with THS's Investigations, to cause to be released any lien on the Property arising as a result of THS's Investigations and to repair and restore, at THS's expense, any damage to the Property caused by THS's Investigations so that the Property is in substantially the same condition in which it existed immediately prior to THS's Investigations. THS shall indemnify and hold EDA and the Property harmless from all costs and liabilities, including, but not limited to, reasonable attorneys' fees, arising from THS's Investigations. The indemnification obligations provided herein shall survive the termination or cancellation of this Agreement. If this Agreement is terminated based upon any environmental condition as herein provided, and EDA requests, THS shall give EDA copies of any and all AUAR, Phase I and/or Phase II reports obtained by THS, if any.

3.2 THS shall have the right and option to extend the Due Diligence Period for up to sixty (60) days ("Extension Option"). THS shall exercise its right and option to extend the Due Diligence Period, if at all, by giving EDA written notice of such election on or before the expiration of the Due Diligence Period. Upon the exercise of the Extension Option, THS shall pay an additional Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) to Seller as additional earnest money ("Additional Earnest Money"), which shall be nonrefundable, regardless of whether there is a Closing. Such Additional Earnest Money shall be deposited with Title. If the sale proceeds to Closing, the Initial Earnest Money and Additional Earnest Money shall be applied to the Purchase Price. (when referred to as "Earnest Money," it shall mean the Initial Earnest Money and Additional Earnest Money, together)

3.3 During the Due Diligence Period, THS shall have the right to obtain a Phase I Environmental Site Assessment (“Phase I”), at its sole cost and expense, from an environmental consultant that is approved by THS. In the event the Phase I recommends a subsequent Phase II environmental investigation, the parties agree to negotiate in good faith an additional extension of the Due Diligence Period as may be needed to conduct the same, should THS elect to proceed with such testing.

3.4 THS shall have the right, at any time up to the expiration of the Due Diligence Period, as may be extended, to terminate this Agreement by delivering written notice to EDA. In such event, this Agreement will be considered terminated and all Initial Earnest Money will be returned to THS. The Additional Earnest Money shall be forfeited to EDA.

4. **Insurance; Risk of Loss.** EDA assumes all risk of destruction, loss or damage to the Property prior to the Closing Date. If, prior to the Closing Date, all or any portion of the Property or access thereto is condemned, taken by eminent domain, or damaged by cause of any nature, EDA shall immediately give THS written notice of such condemnation, taking or damage. After receipt of written notice of such condemnation, taking or damage (from EDA or otherwise), THS shall have the option (to be exercised in writing within sixty (60) days of receipt of such written notice from EDA or otherwise) either (a) to require EDA to (i) convey the Property at Closing (as defined in Section 6) to THS in its post-taking or damaged condition, upon and subject to all of the other terms and conditions of this Agreement without reduction of the Purchase Price, (ii) assign to THS at Closing all of EDA’s right, title and interest in and to any claims EDA may have to insurance proceeds, condemnation awards and/or any causes of action with respect to such condemnation or taking of or damage to the Property or access thereto, and (iii) pay to THS at Closing by certified or official bank check all payments made prior to the Closing Date under such insurance policies or by such condemning authorities, or (b) to terminate this Agreement by giving written notice of such termination to EDA, whereupon this Agreement shall be terminated, the Earnest Money shall be refunded to THS and thereafter neither party shall have any further obligations or liabilities to the other, except for such obligations as survive termination of this Agreement. If the right to terminate this Agreement is not exercised in writing within such sixty (60) day period, such right shall be deemed to have been waived. EDA shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without THS’s prior written consent, which consent shall not be unreasonably withheld.

5. **Contingencies.**

5.1. **THS’s Contingencies.**

A. Unless waived by THS in writing, THS’s obligation to proceed to Closing shall be subject to (a) performance by EDA of its obligations hereunder, (b) the continued accuracy of EDA’s representations and warranties provided in Section 9.1, and (c) THS’s satisfaction, in THS’s sole discretion, as to the contingencies described in this Section 5.1 within the time periods set forth below:

(1) On or before the expiration of the Due Diligence Period, or any extension thereof, THS shall have determined, in its sole discretion, that it is satisfied with (a) the results of and matters disclosed by THS's Investigations, surveys, soil tests, engineering inspections, hazardous substance and environmental reviews of the Property, (b) all other inspections and due diligence regarding the Property, including any Due Diligence Materials.

(2) On or before the expiration of the Due Diligence Period, or any extension thereof, THS shall have determined the acceptability and zoning of the Property for its proposed use ("Proposed Use"), including, but not limited to, receipt of written approval from the City of Cottage Grove (the "City"), or any other applicable governmental agency, of any and all site plans, conditional use permits, and any other zoning and/or building approvals required, in THS's sole discretion, for THS's Proposed Use on the Property (collectively, the "Governmental Approvals"). All costs and expenses related to applying for and obtaining Government Approvals for the Property for the Proposed Use shall be the responsibility of the THS.

(3) On or before the expiration of the Due Diligence Period, or any extension thereof, THS shall have determined that it is satisfied with the books and records in EDA's possession, if any, including site plans, surveys, engineering or environmental reports associated with the Property.

(4) On or before the Closing Date, THS shall have received from Title an acceptable and irrevocable commitment to issue a title insurance policy for the Property in a form and substance satisfactory to THS in THS's sole discretion, not disclosing any encumbrance not acceptable to THS, in THS's sole discretion and in accordance with Section 8 hereof.

(5) On or before the Closing Date, EDA shall have obtained releases of the Property from any and all mortgages or other monetary liens affecting any of the Property.

(6) On or before the Closing Date, THS shall have secured financing that is satisfactory to THS in THS's sole discretion for the purpose of acquiring and constructing the Proposed Use.

(7) Within one hundred twenty (120) days, THS may obtain a Survey for the Property certified to THS, THS's lender, if any, and Title.

(8) On or before the Closing Date, THS and the City shall have entered into a Development Agreement for the public improvements required for the Proposed Use (the "Development Agreement").

(9) On or before the Closing Date, THS shall have obtained any necessary company approval of the transaction.

(10) On or before the Closing Date, THS shall have approved the forms of all closing documents.

(11) On or before the Closing Date, EDA shall have performed and satisfied all agreements, covenants and conditions required pursuant to this Agreement to be performed and satisfied by EDA.

(12) On or before the Closing Date, EDA shall have acquired the Property from Owner, which shall be vacant of all recorded and unrecorded tenancies.

(13) All representations and warranties of EDA contained in this Agreement shall be accurate as of the Closing Date.

(14) The sale is contingent on funding from the Minnesota Department of Employment and Economic Development (“DEED”), therefore on or before the Closing Date, THS has received or been notified, to THS’s satisfaction in its sole discretion, that it will receive Job Creation Fund and Minnesota Investment Fund awards by DEED.

The foregoing contingencies are for THS’s sole and exclusive benefit and one (1) or more may be waived in writing by THS in its sole discretion. EDA shall reasonably cooperate with THS’s efforts to satisfy such contingencies, at no out of pocket cost to EDA or assumption of any obligation or liability by THS except as otherwise provided herein. Except as may be otherwise explicitly stated in this Agreement to be the responsibility and cost of EDA, THS shall bear all cost and expense of satisfying THS’s contingencies. If any of the foregoing contingencies have not been satisfied on or before the applicable date, then this Agreement may be terminated, at THS’s option, by written notice from THS to EDA. If THS terminates this Agreement pursuant to this Section before the expiration of the Due Diligence Period, or any extension thereof, or Closing, as may be applicable for the contingency at issue, the Initial Earnest Money shall be refunded to THS within seven (7) business days, but the Additional Earnest Money, if any, shall be forfeited to the EDA, except with respect to termination due to Sections 5.1(A)(5) and 5.1(A)(11) through (13), in which case all Earnest Money shall be refunded to THS. Upon termination, neither party shall have any further rights or obligations against the other regarding this Agreement or the Property, except for such obligations as survive termination of this Agreement.

B. If THS elects not to exercise any of the contingencies set out herein, such election may not be construed as limiting any representations or obligations of EDA set out in this Agreement, including, without limitation, any indemnity or representations with respect to environmental matters.

5.2. **EDA's Contingencies.** EDA's obligation to proceed to Closing shall be subject to the satisfaction, on or prior to the Closing Date, of each of the following conditions:

A. EDA shall have acquired the Property from Owner, and the EDA agrees to use its best efforts to effectuate such transaction.

B. THS and the City shall have entered into the Development Agreement for the public improvements required for the Proposed Use.

C. THS shall have performed and satisfied all agreements, covenants and conditions required pursuant to this Agreement to be performed and satisfied by THS prior to the Closing Date.

D. All representations and warranties of THS contained in this Agreement shall be accurate as of the Closing Date.

E. There shall be no uncured default by THS of any of its obligations under this Agreement as of the Closing Date, not otherwise waived by EDA.

If any contingency contained in this Section 5.2 has not been satisfied on or before the date described herein, and if no date is specified, then the Closing Date, then this Agreement may be terminated by written notice from the EDA to THS. If termination occurs all documents deposited by THS shall be immediately returned to THS, and all documents deposited by the EDA shall be immediately returned to the EDA and neither party will have any further rights or obligations with respect to this Agreement or the Property, except for such obligations that survive termination of this Agreement. If the EDA terminates this Agreement pursuant to this Section, the Earnest Money shall be forfeited to EDA, except with respect to termination due to Section 5.2(A), in which case all Earnest Money shall be refunded to THS. All the contingencies in this Section 5.2 are specifically for the benefit of the EDA, and the EDA shall have the right to waive any contingency in this Section 5.2 by written notice to THS.

6. **Closing.** The closing of the purchase and sale contemplated by this Agreement (the "Closing") shall occur on or before November 15, 2026 (the "Closing Date"), unless extended by mutual agreement of the parties, at the offices of Title. If the parties proceed to Closing, the Earnest Money will be applied to the Purchase Price. EDA agrees to deliver legal and actual possession of the Property to THS on the Closing Date, as the same may be extended.

6.1. **EDA's Closing Documents and Deliveries.** On the Closing Date, EDA shall execute and/or deliver, as applicable, to THS the following:

A. **Warranty Deed.** A warranty deed conveying title to the Property to THS, free and clear of all encumbrances, except the Permitted Encumbrances (the “Deed”).

B. **Recertification of Representations and Warranties.** EDA shall provide THS with a certificate recertifying that the representations and warranties set forth in Section 9 of this Agreement are true and correct as of the Closing Date.

C. **FIRPTA Affidavit.** An affidavit of EDA certifying that EDA is not a “foreign person,” “foreign partnership,” foreign trust,” “foreign estate” or “disregarded entity” as those terms are defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

D. **EDA’s Affidavit.** A standard owner’s affidavit (ALTA form) from EDA which may be reasonably required by Title to issue an owner’s policy of title insurance with respect to the Property with the so-called “standard exceptions” deleted.

E. **Settlement Statement.** A settlement statement with respect to this transaction.

F. **Copies of Resolutions.** EDA shall provide THS with copies, certified if necessary to be recorded, of the resolutions for the various EDA and/or City public meetings showing the EDA and/or various City commissions and/or councils have approved this transaction, THS’s Conditional Use Permit, THS’s site plan, zoning, and such other governmental approvals as may be required for THS’s Proposed Use.

G. **Development Agreement.** The Development Agreement for the public improvements required for the Proposed Use.

H. **General Deliveries.** All other documents reasonably determined by Title to be necessary to transfer the Property to THS and to evidence that EDA (a) has satisfied all monetary indebtedness with respect thereto, (b) has obtained such termination statements or releases from such secured creditors as may be necessary to ensure that the Property is subject to no monetary liens, (c) has obtained all consents from third parties necessary to effect EDA’s performance of the terms of this Agreement, including, without limitation, the consents of all parties holding an interest in the Property, (d) has provided such other documents as are reasonably determined by Title to be necessary to issue policies of title insurance to THS with respect to the Property with the so-called “standard exceptions” deleted, and (e) has duly authorized the transactions contemplated hereby.

6.2. **THS Closing Documents and Deliveries.** On the Closing Date, THS shall execute and/or deliver, as applicable, to EDA the following:

A. **Payment of Purchase Price.** The Purchase Price, in accordance with the terms of Section 1.2.

B. **FIRPTA Affidavit.** An affidavit of THS certifying that THS is not a “foreign person,” “foreign partnership,” foreign trust,” “foreign estate” or a “disregarded entity” as those terms are defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

C. **THS’s Affidavit.** A standard owner’s affidavit (ALTA form) from THS which may be reasonably required by Title to issue an owner’s policy of title insurance with respect to the Property with the so-called “standard exceptions” deleted.

D. **Bring-Down Certificate.** A certificate dated as of the Closing Date, signed by an authorized officer of THS, certifying that the representations and warranties of THS contained in this Agreement are true as of the Closing Date.

E. **Settlement Statement.** A settlement statement with respect to this transaction.

F. **Evidence of Authority.** THS shall provide EDA with copies of the resolutions showing THS has met with necessary requirements to acquire the Property in accordance with this Agreement together with such proceedings, instruments and documents as may be reasonably required by Title as a condition precedent to issuing the Title Policy in THS’s name and in accordance with Section 8 hereof.

G. **Development Agreement.** The Development Agreement for the public improvements required for the Proposed Use.

H. **General Deliveries.** All other documents reasonably determined by Title to be necessary to evidence that THS has duly authorized the transactions contemplated hereby and evidence the authority of THS to enter into and perform this Agreement and the documents and instruments required to be executed and delivered by THS pursuant to this Agreement, or may be required of THS under applicable law, including any purchaser’s affidavits or revenue or tax certificates or statements.

7. **Prorations.** For purposes of calculating prorations, Buyer shall be deemed to be in title to the Property, and therefore entitled to the income therefrom and responsible for the expenses thereof, for the entire day upon which the Closing occurs. Except as specifically provided otherwise herein, items of income and expense for the period prior to the Closing Date will be for the account of the Seller and items of income and expense for the period on and after the Closing Date will be for the account of Buyer, all as determined by the accrual method of accounting. EDA and THS agree to the following prorations and allocation of costs regarding this Agreement:

7.1. **Title Evidence, Survey and Closing Fee.** EDA shall pay all costs of the Commitment with respect to the Property. THS will pay all costs of the Survey, if any, and all premiums for any title insurance policy it, and its lender, if any, desires with respect to the Property. THS and EDA shall each pay one half (1/2) of any reasonable closing fee or charge imposed by Title.

7.2. **Transfer Taxes.** EDA shall pay all state deed tax regarding the Deed.

7.3. **Recording Costs.** EDA shall pay the cost of recording all documents necessary to place record title to the Property in the EDA including, but not limited to, costs of recording any documents necessary to cure any Objections, as hereinafter defined. THS shall pay all recording costs with respect to the recording of the Deed, Development Agreement and for the recording of any mortgage required by THS, if any, and any mortgage registration tax, if any.

7.4. **Real Estate Taxes and Special Assessments.** General real estate taxes applicable to any of the Property due and payable in the year of Closing shall be prorated between EDA and THS on a daily basis as of 12:00 a.m. CT on the Closing Date based upon a calendar fiscal year, with EDA paying those allocable to the period prior to the Closing Date and THS being responsible for those allocable to the Closing Date and subsequent thereto. EDA shall pay in full all special assessments (and charges in the nature of or in lieu of such assessments) certified, levied, pending, postponed or deferred, or constituting a lien against the Property with respect to any of the Property as of the Closing Date. THS shall be responsible for any special assessments that are levied or become pending against the Property after the Closing Date, including, without limitation, those related to THS's development of the Property.

7.5. **Utilities.** All utility expenses, including water, fuel, gas, electricity, sewer and other services furnished to or provided for the Property, if any, shall be prorated between EDA and THS on a daily basis as of the Closing Date, with EDA paying those allocable to the period prior to the Closing Date and THS being responsible for those allocable to the Closing Date and subsequent thereto.

7.6. **Survey.** THS may obtain and pay for a Survey (hereinafter defined).

7.7. **Attorneys' Fees.** EDA and THS shall each pay its own attorneys' fees incurred in connection with this transaction, except as otherwise specifically set forth in this Agreement.

7.8. **Survival.** The obligations set forth in this Section 7 survive the Closing.

8. **Title Examination.** (i) Within seven (7) days following the Effective Date, EDA shall, at EDA's expense, order a title commitment for the most current ALTA owner's title insurance policy issued by Title for the Property, and copies of all encumbrances described in the commitment (the "Commitment"); and, if desired, (ii) during the Due Diligence Period, THS may at its sole option obtain, at THS's expense, an ALTA-certified survey bearing the legal description

of the Property, and showing the area, dimensions and location of the Property and the matters shown in the Commitment (the “Survey” and, together with the Commitment, the “Title Evidence”).

8.1. **THS’s Objections.** Within thirty (30) days after THS’s receipt of the last of the Title Evidence, THS may make written objections (“**Objections**”) to the form or content of the Title Evidence. The Objections may include, without limitation, any easements, restrictions or other matters which may interfere with the Proposed Use of the Property or matters which may be revealed by the Survey. Notwithstanding the foregoing, THS shall not be required to object to monetary liens or encumbrances which may be removed by payment of money at Closing. Any matters reflected on the Title Evidence which are not objected to by THS within such time period or waived by THS in accordance with Section 8.2(B) shall be deemed to be permitted encumbrances (“Permitted Encumbrances”). Notwithstanding the foregoing, the following items shall be deemed Permitted Encumbrances: Applicable laws, ordinances, and regulations. THS shall have the renewed right to object to the Title Evidence as the same may be revised or endorsed from time to time.

8.2. **EDA’s Cure.** EDA shall be allowed thirty (30) days after the receipt of THS’s Objections to cure the same but shall have no obligation to do so (the “Title Cure Period”). If such cure is not completed within said period, or if EDA elects not to cure such Objections, THS shall have the option to do any of the following:

A. Terminate this Agreement with respect to all of the Property within five (5) business days following (i) expiration of the Title Cure Period, or (ii) THS’s receipt of EDA’s election not to cure such Objections.

B. Waive one or more of its objections and proceed to Closing.

If THS so terminates this Agreement in accordance with this Section 8.2, neither EDA nor THS shall be liable to the other for any further obligations under this Agreement (except for such obligations as survive termination of this Agreement) and the Initial Earnest Money shall be refunded to THS. Any Additional Earnest Money shall be forfeited to the EDA.

## 9. **Warranties and Representations.**

9.1. **By EDA.** EDA warrants and represents the following to THS, and acknowledges that THS has relied on such representations and warranties in agreeing to enter into this Agreement:

A. This Agreement has been duly executed and delivered and constitutes the legal, valid and binding obligation of EDA enforceable in accordance with its terms. EDA has been duly formed under the laws of the State of Minnesota and is in good standing under the laws of the jurisdiction in which the Property is located, is duly qualified to transact business in the jurisdiction in which

the Property is located, and has the requisite power and authority to enter into and perform this Agreement and the documents and instruments required to be executed and delivered by EDA pursuant hereto. This Agreement and the documents and instruments required to be executed and delivered by EDA pursuant hereto have each been duly authorized by all necessary action on the part of EDA and such execution, delivery and performance does and will not conflict with or result in a violation of EDA's organizational agreement or any judgment or order.

B. The execution, delivery and performance by EDA of this Agreement will not (a) violate any provision of any law, statute, rule or regulation or any order, writ, judgment, injunction, decree, determination or award of any court, governmental agency or arbitrator presently in effect having applicability to EDA or the Property, or (b) result in a breach of or constitute a default under any indenture, loan or credit agreement or any other agreement, lease or instrument to which EDA is a party or by which it or any of its properties may be bound.

C. To EDA's knowledge, except as contemplated herein, no order, consent, approval, license, authorization or validation of, or filing, recording or registration with, or exemption by, any governmental or public body or authority, or any other entity, is required on the part of EDA to authorize, or is required in connection with, the execution, delivery and performance of, or the legality, validity, binding effect or enforceability of, this Agreement.

D. To EDA's knowledge, there are no actions, suits or proceedings pending or threatened against or affecting EDA or any of its properties, before any court or arbitrator, or any governmental department, board, agency or other instrumentality which in any of the foregoing (a) challenges the legality, validity or enforceability of this Agreement, or (b) if determined adversely to EDA, would have a material adverse effect on the ability of EDA to perform its obligations under this Agreement.

E. EDA has not received written notice, and has no knowledge, of (a) any pending or contemplated annexation or condemnation proceedings, or purchase in lieu of the same, affecting or which may affect all or any part of the Property, (b) any proposed or pending proceeding to change or redefine the zoning classification of all or any part of the Property, (c) any proposed changes in any road patterns or grades which would adversely and materially affect access to the roads providing a means of ingress or egress to or from all or any part of the Property, or (d) any uncured violation of any legal requirement, restriction, condition, covenant or agreement affecting all or any part of the Property or the use, operation, maintenance or management of all or any part of the Property. If any such notice is received by EDA at any time prior to Closing, then EDA shall notify THS of such notice of violation.

F. To EDA's knowledge, there are no wells, underground or above ground storage tanks of any size or type, or sewage treatment systems located on

any portion of the Property. To EDA's knowledge, there has been no methamphetamine production on or about any portion of the Property. To EDA's knowledge, the sewage generated by the Property, if any, goes to a facility permitted by the Minnesota Pollution Control Agency and there is no "individual sewage treatment system" (as defined in Minnesota Statutes § 115.55, Subd. 1(g)) located on the Property.

G. EDA is not a "foreign person," "foreign corporation," "foreign trust," "foreign estate" or "disregarded entity" as those terms are defined in Section 1445 of the Internal Revenue Code.

H. To EDA's knowledge, except as may be disclosed as part of the Due Diligence Materials, (i) no condition exists on the Property that may support a claim or cause of action under any Environmental Law (as defined below) and there are no Hazardous Substances (as defined below) on the Property, (ii) there has been no release, spill, leak or other contamination or otherwise onto the Property, and (iii) there are no restrictions, clean ups or remediation plans regarding the Property. To EDA's knowledge, except as may be disclosed as part of the Due Diligence Materials, there is no buried waste or debris on any portion of the Property. "Environmental Law" shall mean (a) the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. § 9601-9657, as amended, or any similar state law or local ordinance, (b) the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901, et seq., (c) the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq., (d) the Clean Air Act, 42 U.S.C. § 7401, et seq., (e) the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., (f) the Safe Drinking Water Act, 42 U.S.C. § 300(f) et seq., (g) any law or regulation governing aboveground or underground storage tanks, (h) any other federal, state, county, municipal, local or other statute, law, ordinance or regulation, including, without limitation, the Minnesota Environmental Response and Liability Act, Minn. Stat. § 115B.01, et seq., (i) all rules or regulations promulgated under any of the foregoing, and (j) any amendments of the foregoing. "Hazardous Substances" shall mean polychlorinated biphenyls, petroleum, including crude oil or any fraction thereof, petroleum products, heating oil, natural gas, natural gas liquids, liquefied natural gas or synthetic gas usable for fuel, and shall include, without limitation, substances defined as "hazardous substances," "toxic substances," "hazardous waste," "pollutants or contaminants" or similar substances under any Environmental Law.

I. There are no leases or tenancies with respect to the Property that will not be terminated as of the Closing Date. There are no unrecorded agreements or other contracts of any nature or type relating to, affecting or serving the Property beyond the agreements to acquire the Property from Owner.

J. EDA has the right to acquire the Property from Owner in sufficient time to perform its obligations under this Agreement in a timely manner.

K. There will be no indebtedness or sums due attributable to the Property, including for the provision of labor or material which may give rise to the filing of notice of mechanic's liens, which will remain unpaid after the Closing Date.

As used in this Agreement, the term "to EDA's knowledge" shall mean and refer to only the current actual knowledge of the designated representative of EDA and shall not be construed to refer to the knowledge of any other officer, manager, director, agent, authorized person, employee or representative of EDA, or any affiliate of EDA, or to impose upon such designated representative any duty to investigate the matter to which such actual knowledge or the absence thereof pertains, or to impose upon such designated representative any individual personal liability. As used herein, the term "designated representative" shall refer to Jennifer Levitt. EDA represents and warrants that the foregoing individual is the representative of EDA most knowledgeable regarding the Property.

The representations, warranties and other provisions of this Section 9.1 shall survive Closing; provided, however, EDA shall have no liability with respect to any breach of a particular representation or warranty if THS shall fail to notify EDA in writing of such breach within two (2) years after the Closing Date, and provided further that EDA shall have no liability with respect to a breach of the representations and warranties set forth in this Agreement if THS has actual knowledge of EDA's breach thereof prior to Closing and THS consummates the acquisition of the Property as provided herein.

THS acknowledges and agrees that, except as expressly specified in this Agreement and/or in any documents executed and delivered by the EDA at Closing, EDA has not made, and EDA hereby specifically disclaims, any representation, warranty or covenant of any kind, oral or written, expressed or implied, or arising by operation of law, with respect to the Property, including, but not limited to, any warranties or representations as to the habitability, merchantability, fitness for a particular purpose, title, zoning, tax consequences, physical or environmental condition, utilities, valuation, governmental approvals, the compliance of the Property with governmental laws, or any other matter or item regarding the physical condition of the Property. THS agrees that except as expressly specified in this Agreement and/or in any documents executed and delivered by the EDA at Closing, THS shall accept the Property and acknowledges that the sale of the Property as provided for herein is made by EDA on an "AS IS," "WHERE IS," and "WITH ALL FAULTS" basis. THS is an experienced purchaser of property such as the Property and THS has made or will make its own independent investigation of the Property. The limitations set forth in this paragraph shall survive the Closing and shall not merge in the Deed.

9.2. **By THS.** THS warrants and represents the following to EDA, and acknowledges that EDA has relied on such representations and warranties in agreeing to enter into this Agreement:

A. THS is a limited liability company, duly organized and in good standing under the laws of the state of Minnesota and is not in violation of any provisions of its company documents or its operating agreement.

B. THS has all requisite authority to enter into this Agreement and to perform all of its obligations under this Agreement.

C. The execution, delivery and performance by THS of this Agreement will not (a) violate any provision of any law, statute, rule or regulation or any order, writ, judgment, injunction, decree, determination or award of any court, governmental agency or arbitrator presently in effect having applicability to THS, (b) violate or contravene any provision of the bylaws or operating agreement of THS, or (c) result in a breach of or constitute a default under any indenture, loan or credit agreement or any other agreement, lease or instrument to which THS is a party or by which it or any of its properties may be bound.

The representations, warranties and other provisions of this Section 9.2 shall survive Closing; provided, however, THS shall have no liability with respect to any breach of a particular representation or warranty if EDA shall fail to notify THS in writing of such breach within two (2) years after the Closing Date and provided further that THS shall have no liability with respect to a breach of the representations and warranties set forth in this Agreement if EDA has actual knowledge of THS's breach thereof prior to Closing and EDA consummates the sale of the Property as provided herein.

10. **Additional Obligations of EDA.**

10.1. [intentionally left blank]

10.2. **Condition of the Property at Closing.** Prior to Closing, the Property shall be operated in the ordinary course consistent with previous practice. On the Closing Date, EDA shall deliver to THS exclusive vacant possession of the Property, free and clear of any personal property, surface waste and surface debris of any kind. On or before the Closing Date, EDA shall remove all trash and personal property from the Property. EDA agrees that THS may dispose of any trash or personal property remaining on the Property as of the Closing Date in THS's sole discretion and EDA agrees to pay for all costs and expenses incurred by THS with respect to the transport and/or disposal of the personal property within ten (10) days after receipt of an invoice from THS. From the Effective Date hereof until the Closing Date, EDA shall refrain from entering into any leases, licenses, rental, and/or occupancy agreements, however captioned, with respect to the Property and refrain from entering into or amending any contracts or other agreements (other than contracts in the ordinary course of business which are cancelable by the owner of the Property without penalty within thirty (30) days after giving notice thereof) without the prior written consent of Buyer, which consent shall not be unreasonably withheld, delayed or conditioned, prior to the Closing Date.

10.3. **Further Assurances.** From and after the Closing Date, EDA agrees to execute, acknowledge and deliver to THS such other documents or instruments of transfer or conveyance as may be reasonably required to carry out its obligations pursuant to this Agreement.

10.4. **Non-Assumption of Contracts or Other Obligations.** The parties understand and agree that THS is only acquiring the Property and that this Agreement, and any related agreements shall not be construed to be in any manner whatsoever an assumption by THS of any agreements, indebtedness, obligations or liabilities of EDA which are owing with respect to the operation of the Property prior to the Closing Date.

10.5. **Mortgages.** On or before the Closing Date, EDA shall satisfy all mortgage and/or lien indebtedness with respect to all or any portion of the Property and shall obtain recordable releases of the Property from any and all such mortgages or other liens affecting all or any portion of the Property.

10.6. **Approvals.** EDA, at no out-of-pocket cost to EDA, or the assumption of any obligations or liabilities by EDA, will reasonably cooperate with THS's efforts to obtain the Governmental Approvals at or prior to Closing. EDA hereby grants THS the right to file and prosecute applications and petitions for the Governmental Approvals, including, but not limited to, any special use permits and variances desired by THS; provided, however, any conditional use permits or variances shall be contingent on the occurrence of the Closing and shall not be binding upon EDA or the Property unless and until the Closing occurs. EDA, at no out-of-pocket cost to EDA, or the assumption of any obligations or liabilities by EDA, agrees to cooperate with THS in the filing and prosecution of such applications and petitions, including the filing of the same in EDA's name, if required.

11. **Commissions.** Buyer represents that it has been represented by Nate Erickson of Stack Industrial Partners ("Buyer's Broker") and that Seller shall be responsible for paying Buyer's broker a commission equal to 3% of the Purchase Price. Except as disclosed in the preceding sentence, and only to the extent permitted under applicable law, each party agrees to indemnify, defend and hold the other harmless from any claim, damage, cost or expense for such brokerage commission or finder's fee incurred as a result of any other brokerage agreement entered into by such party, and to pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorneys' fees. The obligations set forth in this Section 11 survive the Closing.

12. **Notice.** Any notice to be given by one party hereto shall be personally delivered (including messenger delivery), by email at the address set forth below, or be sent by registered or certified mail, or by a nationally recognized overnight courier which issues a receipt, in each case postage prepaid, to the other party at the addresses in this Section (or to such other address as may be designated by notice given pursuant to this Section), and shall be deemed given upon personal delivery, three (3) days after the date postmarked, one (1) business day after delivery to such overnight courier, or immediately upon personal delivery or delivery by email, so long as the sending party does not receive notice of failure to transmit / deliver from the recipient account.

Attorneys for each party shall be authorized to give and receive notices for each such party.

If to EDA: Cottage Grove Economic Development Authority  
12800 Ravine Parkway South  
Cottage Grove MN 55016  
Attn: Jennifer Levitt, EDA Executive Director  
Email: jlevitt@cottagegrovemn.gov

with a copy to: Korine L. Land  
LeVander, Gillen & Miller, P.A.  
1305 Corporate Center Dr. Suite 300  
Eagan, MN 55121  
Email: kland@levander.com

If to THS: THS Overtime, LLC  
8300 97<sup>th</sup> St S  
Cottage Grove, MN 55016-4341  
Attn: Will McGowan  
Email: will@tradehome.com

With a copy to: Winthrop & Weinstine, P.A.  
225 South Sixth Street, Suite 3500  
Minneapolis, MN 55402  
Attn: Tom Walker & Alyssa Namken  
Email: twalker@winthrop.com; anamken@winthrop.com

13. **Default; Remedies.** In addition to the rights granted to the parties pursuant to Minn. Stat. Sec. 559.21, if either EDA or THS fails to perform any of its obligations under this Agreement in accordance with its terms, and such failing party does not cure such failure within thirty (30) days after written notice thereof from the other party (provided that no notice or cure period shall be required for obligations to be performed at Closing), then the other party shall have the right to terminate this Agreement by giving the failing party written notice of such election. In the case of any default by THS, EDA's sole and exclusive remedies shall be termination of this Agreement as provided above and, upon any such termination, the Earnest Money shall be forfeited to Seller as agreed and final liquidated damages. In the case of any default by EDA, THS's sole and exclusive remedies shall be (i) specifically enforce this Agreement, or (ii) terminate this Agreement, in which case the Earnest Money shall be returned to THS. Notwithstanding the foregoing, this provision shall not limit either party's remedies with respect to any indemnification provisions of this Agreement. In no event shall THS be entitled to record a notice of Lis Pendens against the Property, unless THS is pursuing specific performance of this Agreement. In any action or proceeding to enforce this Agreement or any term hereof, the prevailing party shall be entitled to recover its reasonable costs and attorneys' fees.

14. **Cumulative Rights.** No right or remedy conferred or reserved to EDA or THS is

intended to be exclusive of any other right or remedy herein or by law provided, but each shall be cumulative in and in addition to every other right or remedy existing at law, in equity or by statute, now or hereafter.

15. **Assignment.** Buyer may freely assign its rights and obligations under this Agreement to a single-purpose entity created by Buyer for the purpose of owning and developing the Property, without the consent of Seller, provided and on the condition that Buyer shall provide Seller written notice of the assignment and the identity of the assignee prior to the Closing Date and such assignee shall have assumed Buyer's obligations hereunder by a written instrument of assumption.

16. **Entire Agreement; Modification.** This written Agreement constitutes the complete agreement between the parties with respect to this transaction and supersedes any prior oral or written agreements between the parties regarding this transaction. There are no verbal agreements that change this Agreement and no waiver of any of its terms will be effective unless in writing executed by the parties.

17. **Binding Effect; Survival; Severability.** This Agreement binds and benefits the parties and their respective successors and assigns. All representations and warranties, and indemnification obligations of the parties hereto shall survive the Closing pursuant to the time periods set forth herein. If any provision of this Agreement is held to be unenforceable or void, such provision shall be deemed to be severable and shall in no way affect the validity of the remaining terms of this Agreement.

18. **Governing Law.** The provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

19. **Rules of Interpretation.** The words "herein" and "hereof" and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof. References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.

20. **Titles of Sections.** Any titles of the sections, or any subsections, of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

21. **Counterparts; Facsimiles.** This Agreement may be executed in any number of counterparts, and all of the signatures to this Agreement taken together shall constitute one and the same agreement, and any of the parties hereto may execute such agreement by signing any such counterpart. Facsimile or "PDF" signatures on this Agreement shall be treated as originals until the actual original signatures are obtained.

22. **Represented by Counsel.** Each party has been represented and advised by counsel in the transaction contemplated hereby.

23. **Time of the Essence.** Time is of the essence of this Agreement.

24. **Time Periods.** Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such day is a Saturday, Sunday or bank or legal holiday under the laws of the State in which the Property is located, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or bank or legal holiday in such State.

[remainder of page intentionally blank]

IN AGREEMENT, the parties hereto have hereunto set their hands as of the Effective Date.

**COTTAGE GROVE ECONOMIC  
DEVELOPMENT AUTHORITY**

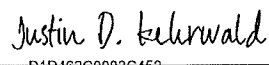
By \_\_\_\_\_  
Myron Bailey  
Its President

By \_\_\_\_\_  
Jennifer Levitt  
Its Executive Director

**THS OVERTIME, LLC,**  
a Minnesota limited liability company

By: Tradehome Holdings, Inc.,  
a Minnesota corporation

Its: Sole Member

Signed by:  
  
By: \_\_\_\_\_  
Name: Justin D. Kehrwald  
Title: CEO

**EXHIBIT A**

Real property located in the County of Washington, State of Minnesota, legally described as follows:

Lot 1, Block 1, Lake Flora Second Addition

PID: 21.027.21.34.0007

*Abstract Property*

*Title Commitment to govern*

42146706v6



# Economic Development Authority Action Request

## 8.A.

**Meeting Date** 4/14/2026

**Department** Economic Development

**Agenda Category** Presentation

**Title** Business Retention and Expansion Program Workshop

**Staff Recommendation** Receive the Workshop Presentation.

**Budget Implication**

**Attachments**

1.	EDA Work Shop item_Business Visits_4-14-2026
2.	BRE_Business_Visit_Intake_Form



**TO:** Economic Development Authority  
Jennifer Levitt, EDA Executive Director

**FROM:** Nate Carlson, Economic Development Manager

**DATE:** April 14, 2026

**RE:** EDA Workshop Item #1 – Business Retention and Expansion Program

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### **Discussion**

Economic Development staff has prepared a presentation to the EDA Board regarding current and future strategies to develop a business retention and expansion program, which follows the outline listed below. Staff will also be using a business intake form to document the visits.

#### **Goal:**

1. Make lasting relationships between business leaders, city staff, and elected/appointed city officials.
2. Lead with value-add mentality when interacting with business leaders.
3. Make frequent contact with business leaders at a regular cadence.
4. Be prepared to assist business leaders when called upon.

#### **2026 Objectives:**

- 24 business visits; at least 12 in-person meetings
- Introduction of new Economic Development Manager
- Coordinate with Chamber of Commerce President
- Keep EDA Board informed
- Track trends throughout conversations.

#### **Discussion Template for Business Visits:**

- Gain an understanding of the company history.
- Build rapport with the business representatives (i.e. inquire into their roles/responsibilities).
- Gain an understanding of outlook of the company (i.e. growth, decline, employment needs).
- Commit to helping business thrive; bring ideas to the meeting with specific resources.
- Follow-through on commitments and set expectations on communications in the future. Keep the conversation open.

## Tracking:

- Always maintain database on when conversations occur and what was discussed.
- Identify opportunities to streamline data collection for future reporting needs.
- Set expectations on future reporting opportunities.
- Complete business intake form.

## Business “Snapshot” Updates

- Number of Business Visits Completed: **9 (7 in-person visits)**
- Type of Visit: **3 Initial Visits; 3 Issue-focused visits; 3 Expansion-related visits**
- Business Performance: **8 Business experiencing growth; 1 business is currently stable**
- The following are key opportunities defined by businesses visited:
  - Growth leading to expansion projects (existing facilities and new construction)
  - Client lists growing
  - Diversifying revenue
  - Sales increasing
- The following are key challenges defined by businesses visited:
  - Rising cost of goods
  - Aging buildings requiring additional investment and inadequate to service growth
  - Identifying available sites for new construction
  - Identifying and receiving outside grant opportunities
  - State agency approvals
- Current facility needs: **6 businesses need additional space; 2 businesses renovating existing space; 1 business has adequate facility needs**
- Public Infrastructure needs: **Adequate public infrastructure**
- Hiring Challenges: **Workforce is adequate for businesses visited**
- Interest in Workforce Programs: **2 businesses interested in workforce programs**
- The following are items staff will follow up on as defined by businesses visited:
  - Access to DEED Incentives
  - Access to local incentives (façade improvement program and tax incentives)
  - Business development services from MCCD
  - Site plan review by City Staff
  - Ribbon Cutting information
  - Introducing other city staff

## Questions for the Board

In preparation for the BR&E Discussion, staff have prepared the following questions for Board members to consider.

1. What is the EDA’s desired goal for conducting business visits? Intended Outcomes?
2. How engaged do Board members want to be with business visits? Reporting? Joining visits? Offering contacts?
3. What are the expectations of the board regarding reporting by staff?
4. Where do we go for 2027 goals? Formal survey with more businesses?



# Business Retention & Expansion (BRE) - Business Visit Intake Form

## Business Information

**Business Name:**

**Industry Sector:**

**Address:**

**Primary Contact Name:**

**Title:**

**Phone:**

**Email:**

**Website:**

## Visit Details

**Date of Visit:**

**Staff Conducting Visit:**

**Type of Visit (Initial / Follow-Up / Expansion-Related / Issue-Focused):**

## Current Business Climate

**Business Performance (Growing / Stable / Declining):**

**Key opportunities or positive developments:**

**Key challenges or concerns (workforce, supply chain, facilities, permitting, etc.):**



## Facility & Infrastructure

**Facility or space needs (Expansion / Relocation / Renovation / None):**

**Infrastructure issues (utilities, broadband, transportation, etc.):**

## Workforce Needs

**Current hiring challenges:**

**Interest in workforce programs? (Yes/No):**

## Support & Follow-Up

**Requested resources or assistance (workforce, financing, permitting, counseling, etc.):**

**Immediate follow-up actions required:**

## Confidentiality

Information collected is confidential and used only for BRE purposes unless permission is granted.



# Economic Development Authority Action Request

## 8.B.

**Meeting Date** 4/14/2026

**Department** Economic Development

**Agenda Category** Presentation

**Title** Innovation Village and 100th Street Extension Update

**Staff Recommendation** Receive the Workshop Presentation.

**Budget Implication**

**Attachments**

1.	EDA Work Shop item_Innovation Village-100th Street expansion update_4-14-2026
2.	Innovation Village_Draft 1-21-25



**TO:** Economic Development Authority  
Jennifer Levitt, EDA Executive Director

**FROM:** Nate Carlson, Economic Development Manager

**DATE:** April 14, 2026

**RE:** EDA Workshop Item #2 – Innovation Village and 100<sup>th</sup> Street Extension Update

---

## Background

Economic Development staff have prepared a presentation to the EDA Board regarding the status of the 100<sup>th</sup> Street South extension project as well as future development opportunities for the Innovation Village, which is otherwise known as the Langdon area. The latest small area plan for Innovation Village is attached to this staff report.



## 100<sup>th</sup> Street South Extension

Staff continue to develop the road design for the extension of 100<sup>th</sup> Street South. Additionally, staff are seeking other financial resources such as grants and state bonds to pay for the cost of the project. Staff continue to be in cooperation with the primary property owner, 3M, regarding the status of the project. Staff estimate that the project could begin as early as next spring in 2027.



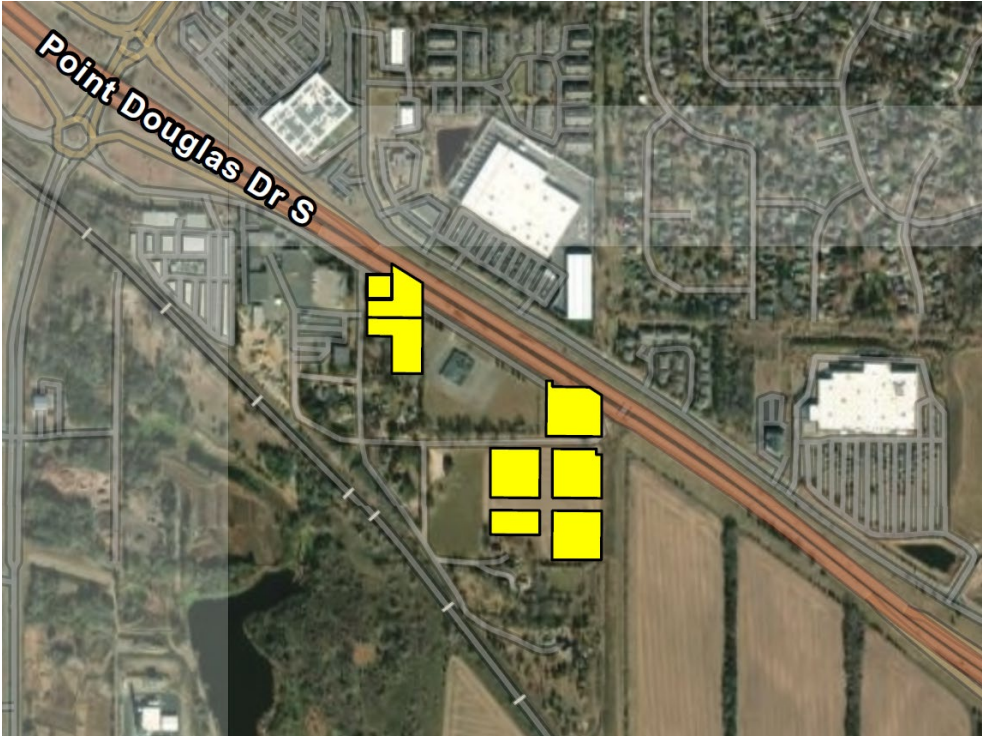
## Majestic Ballroom Update

The City Council directed staff to establish a process to demolish the existing majestic ballroom property and execute this process in coordination with the current property owner. Staff are in contact with the property owner, and staff have conducted a blight analysis to set up a future redevelopment TIF district for the site. Staff are also drafting an assessment waiver to secure the future reimbursement for the demolition of the building. A feasibility and cost estimate study is also in-process to evaluate the infrastructure needed to prepare this site for future development.



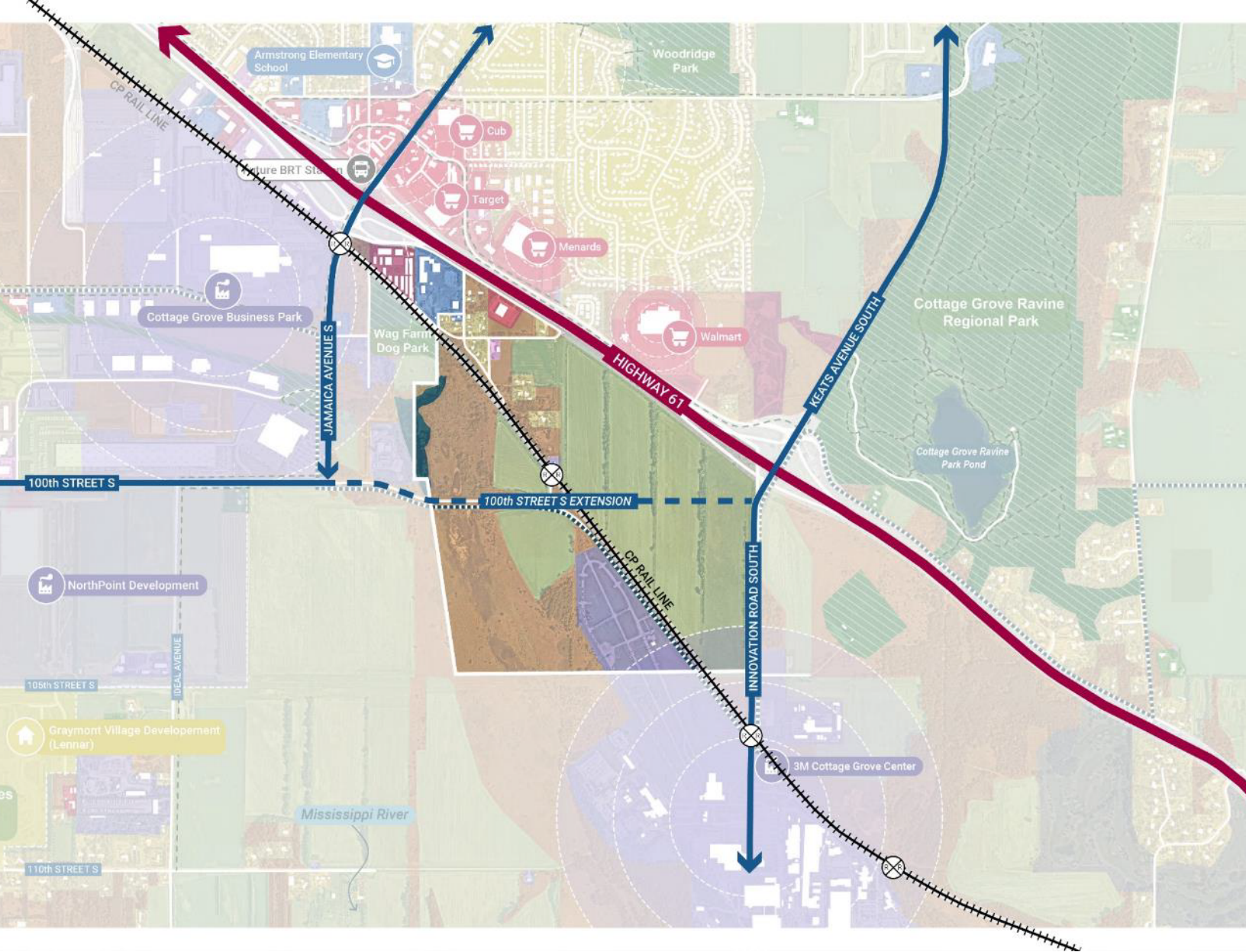
**EDA Owned Properties within Innovation Village/Langdon Area**

The EDA owns roughly 12.5 acres of land within the Innovation Village plan. The land surrounds the majestic ballroom properties.



**Discussion**

The goal of the meeting is to show the big picture of what is happening in the Langdon area and start to set the stage for growth and redevelopment of the area. The discussion will also center around staging of infrastructure, utilities, building demo and future land acquisition.



# INNOVATION VILLAGE

*Highway 61 and Innovation Road – Small Area Plan*



**Draft** | January 21, 2025

## Acknowledgements

Thank you to the City of Cottage Grove staff, decision-makers, advisory boards and members of the public who provided direction and support throughout the process.



Oakwood Park

### Mayor & City Council

Myron Bailey, Mayor  
Justin Olsen, Councilmember  
Dave Thiede, Councilmember  
Monique Garza, Councilmember  
Dave Clausen, Councilmember

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Tom Leighton, Economic Development Specialist  
Zoey Sai, Economic Analyst  
Dave Sanocki, Civil Engineer  
Joel Mann, Transportation Planner

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    Project Consultant: Stantec ..... 2

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# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan



## Executive Summary

**Vision Statement:** Innovation Village offers a vibrant and dynamic neighborhood where residents can seamlessly blend living, working, and playing experiences in Cottage Grove. Our unique environment fosters synergy with nature and Cottage Grove's history, enhancing a sense of belonging.

This vision can be implemented through five themes that encompass the future values of Innovation Village.

1. Comfortable and connected walks
2. Variety of living options
3. Economic differentiation and growth
4. Distinctive spaces and places
5. Environmental stewardship

**Why Plan?** Washington County will be constructing an extension of 100th Street from Jamaica Avenue to Innovation Road, and the City of Cottage Grove will be extending a local road and utilities to the area. This plan anticipates increased development pressure shortly after this infrastructure is operational, expected in 2028.

### Factors Driving the Innovation Village Concept Plan:

- ✓ An existing neighborhood called Langdon Village has a small town, historic character of buildings and roads that is valuable to maintain.
- ✓ Regional projections for 2050 include more than 13,000 more residents and 6,000 more housing units in Cottage Grove.
- ✓ While the City of Cottage Grove owns some key properties, most of the land is owned by 3M.
- ✓ Cottage Grove has less apartment development than comparable suburban communities.
- ✓ The Study Area is separated from trails and natural amenities by Highway 61 and a railroad corridor.

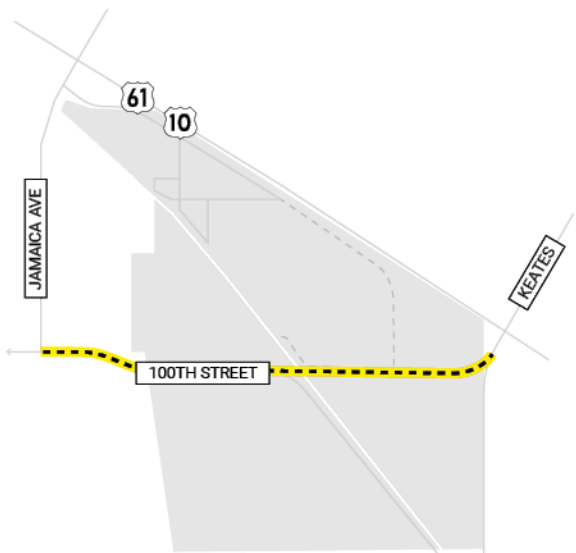
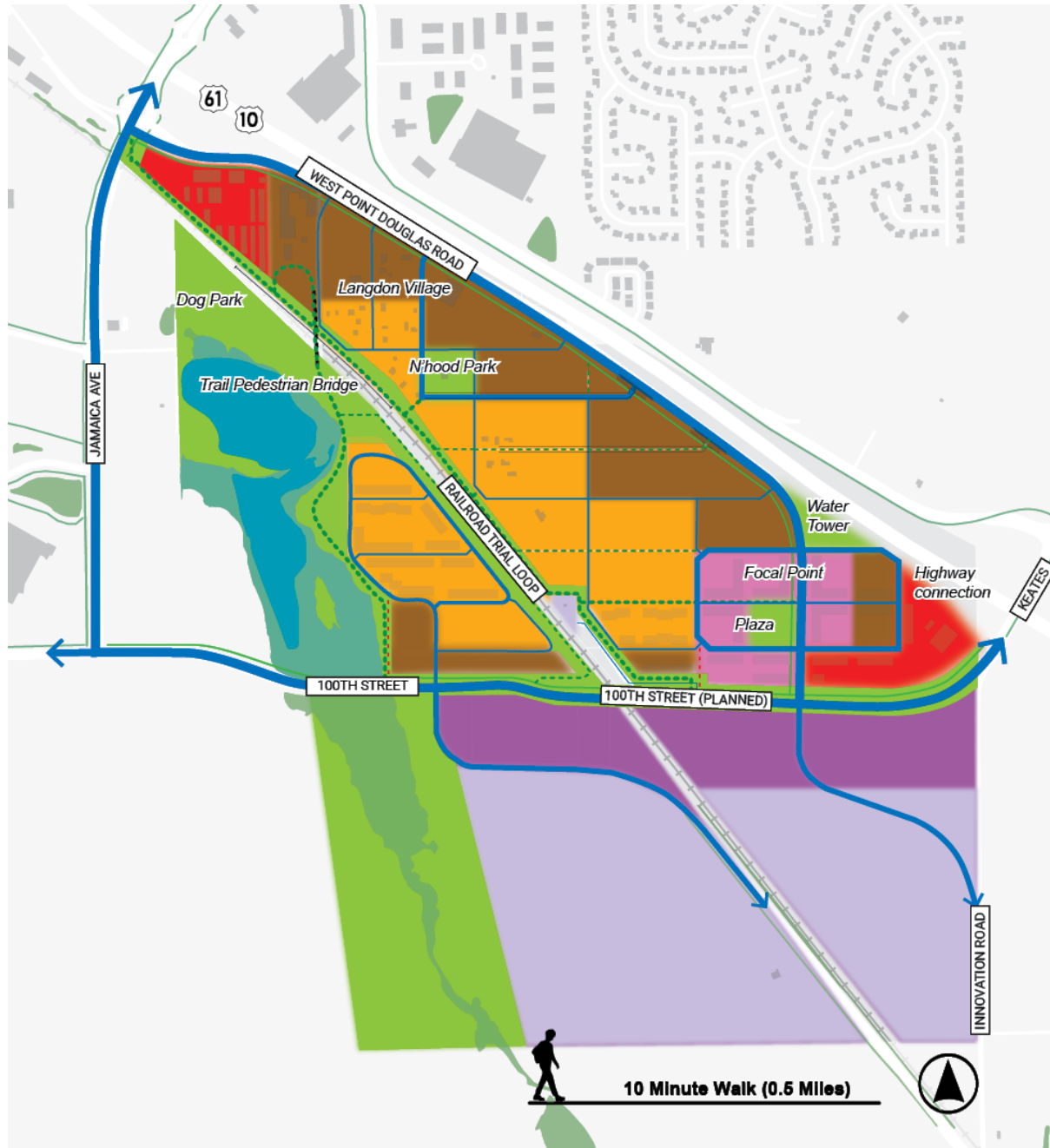


Figure 1: 100th Street extension through Study Area

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

Figure 2: Concept Plan



## Legend

### Mobility Network

- Street (existing, planned)
- - - Concept street
- Trail (existing, planned)
- - - Concept trail

### Land Use

- Mixed Use
- High Density
- Medium Density
- Park
- Industrial
- High Way Commercial

### Environment

- Waterbodies
- Wetlands
- Parks, open space

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

**Concept Plan Priorities** To realize the vision for Innovation Village, the Concept Plan is specifically designed to offer a highly amenitized residential neighborhood. It takes its cues from the physical characteristics and historic resources of Langdon Village and then expands diverse housing opportunities to meet market demands. Situated along Highway 61, it is one of the last primarily undeveloped areas of the city that has direct access to the highway and future bus rapid transit as well as proximity to existing trails, retail, and jobs. The following priorities have been included in the Concept Plan for this area:

- **100th Street Expansion:** 100th Street and West Point Douglas Road will greatly improve connectivity to and through Innovation Village. A network of local streets will make connections safe and comfortable within the neighborhood.
- **Housing:** Much of Innovation Village is focused on housing. It is an appropriate area to supply housing types that are in-demand, satisfy regional goals, and be relatively non-disruptive to existing neighborhoods. Higher density housing can line the highway and West Point Douglas Road with a mixed-use area in the heart of the Study Area, or the “Focal Point”. Areas further from transportation corridors and the Focal Point can support a mix of medium to high density housing that is built close to sidewalks with parking hidden within sites.
- **Mixed-Use Center:** The Focal Point establishes Innovation Village as a desirable place and increases demand for surrounding walkable housing. The Focal Point includes a public space for the community to gather. As the center of activity, it will accommodate neighborhood supporting retail in small concentrations.
- **Street Network:** Extending the existing street network of Langdon Village creates a dense network of connections supportive of walkability. The frequently spaced and narrow streets encourage slower travel speeds that support safety and comfort within a dense neighborhood.
- **Innovation Trail Loop:** The central transportation spine of Innovation Village is not a road but a trail. Lining both sides of the railroad tracks creates both a recreational amenity and transportation connection from an existing barrier. The trail connects both sides of the railroad tracks by the planned 100th Street overpass. A proposed trail pedestrian bridge creates a loop and connects the north side of Innovation Village with a popular dog park and an existing natural wetland.
- **Parks:** Existing and planned assets can provide park-like experiences and enhance further park investment. The railroad corridor, planned 100th Street extension, and natural wetland each provide an opportunity to line with landscaped trails. A plaza at the Focal Point creates a public gathering place with public art and programming. A neighborhood park near Langdon Village creates a more intimate, local-serving open space. Both of these parks connected by trails create a network of parks and open space that in sum are more valuable than their parts.

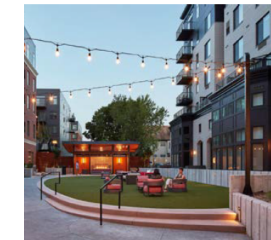


Figure 3: Visionary spaces

## 1 Introduction

### 1.1 Purpose

#### What is a Small Area Plan?

A Small Area Plan (the Plan) is a 10- to 20-year plan for a specific geographic area that sets a direction for topics including housing, jobs, parks and open space, transportation and mobility, and community design. It is both a pragmatic, step by step action plan intended to accomplish specific outcomes and an aspirational vision for an area.

The Plan identifies how the area will grow and change, and it is used by City staff and elected officials to guide decisions on issues like zoning, infrastructure investments, protections for the environment, economic development, and roadway and trail improvements. Small area plans also give current and future property owners and businesses confidence that their own private property investments align with a broader approved vision.

#### Why this Plan, and Why Now?

The bedrock purpose of a Small Area Plan is to protect public and private investment over time.

The [Southwest Arterial Study \(2021\)](#) analyzing the feasibility and alignment options for a Washington County roadway connection from Highway 61 to Lower Grey Cloud Island was completed, which determined a County Highway route from the interchange at TH 61 and CR19A (Innovation Road) to the Lower Grey Cloud Island via a new connection as shown in Figure 1. Preliminary engineering and public involvement for this project took place in 2022 and 2023, with road construction anticipated to begin in 2027.

This County roadway project and the City's concurrently planned extension of utilities through this area will open several hundred acres of land that was previously undevelopable or less suitable for development. In 2024, the City of Cottage Grove set out to complete this Small Area Plan to guide how the area should develop, through both public and private investments alike.

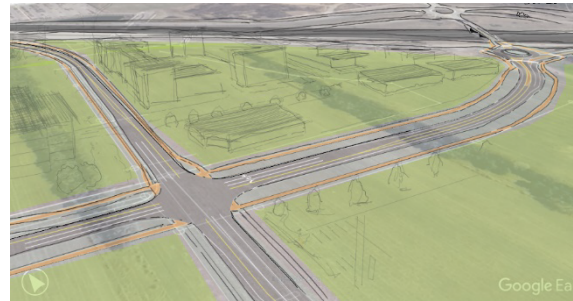


Figure 4: 100th Street extension and connection to West Point Douglas Road and Highway 61

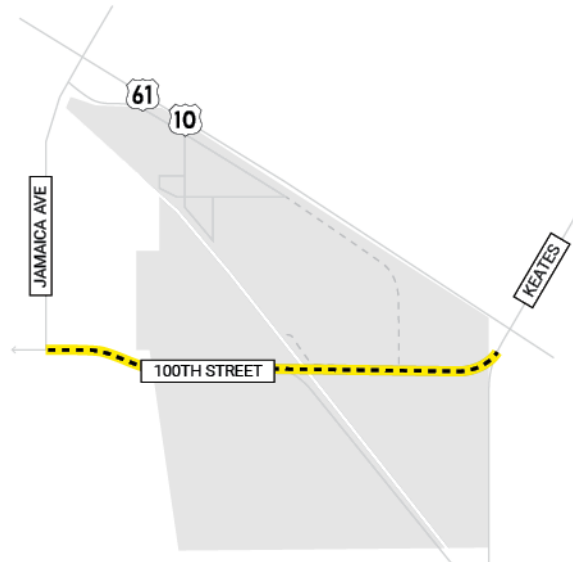


Figure 5: 100th Street extension

## How Will the City Implement this Plan?

There are generally two ways a municipality like the City of Cottage Grove can implement a Small Area Plan. Both ways assume the City uses existing policy, regulatory, and public financing levers to see it realized over time.

The City may act **proactively** by:

- Making decisions for the future of publicly owned sites.
- Acquiring additional land at fair market value for public improvements.
- Programming streets, trails, parks, and other infrastructure into the capital budget over time.
- Updating the comprehensive plan and zoning to match the Plan's land use direction.

The City may act **reactively** by:

- Evaluating development proposals against this Plan (responsibility of City Planning Staff and the City Council).
- Guiding property owners on land use and zoning if/when they want to sell.
- Requiring developers to build necessary infrastructure as part of their development plans.
- Working with developers on how to maximize the benefit of their park dedication fee.

Once adopted, both the public and private sector can make investments in reliance of this Small Area Plan.

## *This Plan is aspirational!*

- *Not all ideas presented in this Plan will be implemented*
- *Other ideas not included in this Plan may be completed*
- *Some ideas require private property to implement*

## 1.2 Study Area Context

### History

Washington County Historical Society describes a storied history for the Study Area - it was once a lively railroad village, known as Langdon, which grew around a station along the St. Paul & Chicago Railroad constructed in 1869 between Hastings and St. Paul. Langdon was platted in 1871 and was a bustling trade center and shipping point that had an elevator and feed mill, hotel, school, church, blacksmith shop, and the original Cottage Grove Town Hall. It was home to one of the first creameries in Minnesota, Langdon Butter and Cheese Factory. The hub naturally quieted down over time as the railroad became a less dominant feature and method of transport.

### Study Area Description

The Study Area (see Figure 7) is centrally located within the City of Cottage Grove, 17 miles from downtown St. Paul and just 7 miles from Hastings.

It covers 475 acres on the southwest side of Highway 61 between Jamaica Avenue and Innovation Road, to the north and south of 100th Street and its planned extension. Bounded by the highway on the northeast, the Study Area follows existing property lines, with 3M's Cottage Grove facility just 0.5 miles south of the Study Area's southern limit. A prominent element, the Canadian Pacific Kansas City Railway (CPKC) right-of-way (ROW) bisects the Study Area, separating wetlands and other waterbodies on the west side of the railroad ROW with agricultural land and the area's few existing buildings on the east side, including the Langdon Village residential area, two local historic sources in the original Town Hall and school, and a handful of light industrial uses nearest Jamaica Avenue.

### Area Character

To the west of the Study Area is the city's most prominent and fast-growing business park. Jamaica Avenue is heavily traveled by trucks. A dog park is nestled between Jamaica Avenue and the Study Area, south of the railroad right-of-way. Northeast across the highway is the Washington County-owned Cottage Grove Ravine Regional Park, featuring 515 acres of hills and dramatic, heavily-wooded ravines. The 3M facility sits southeast near the river, and is a major landowner within the Study Area and south to the facility.



Figure 6: Historic Plat of Langdon Village

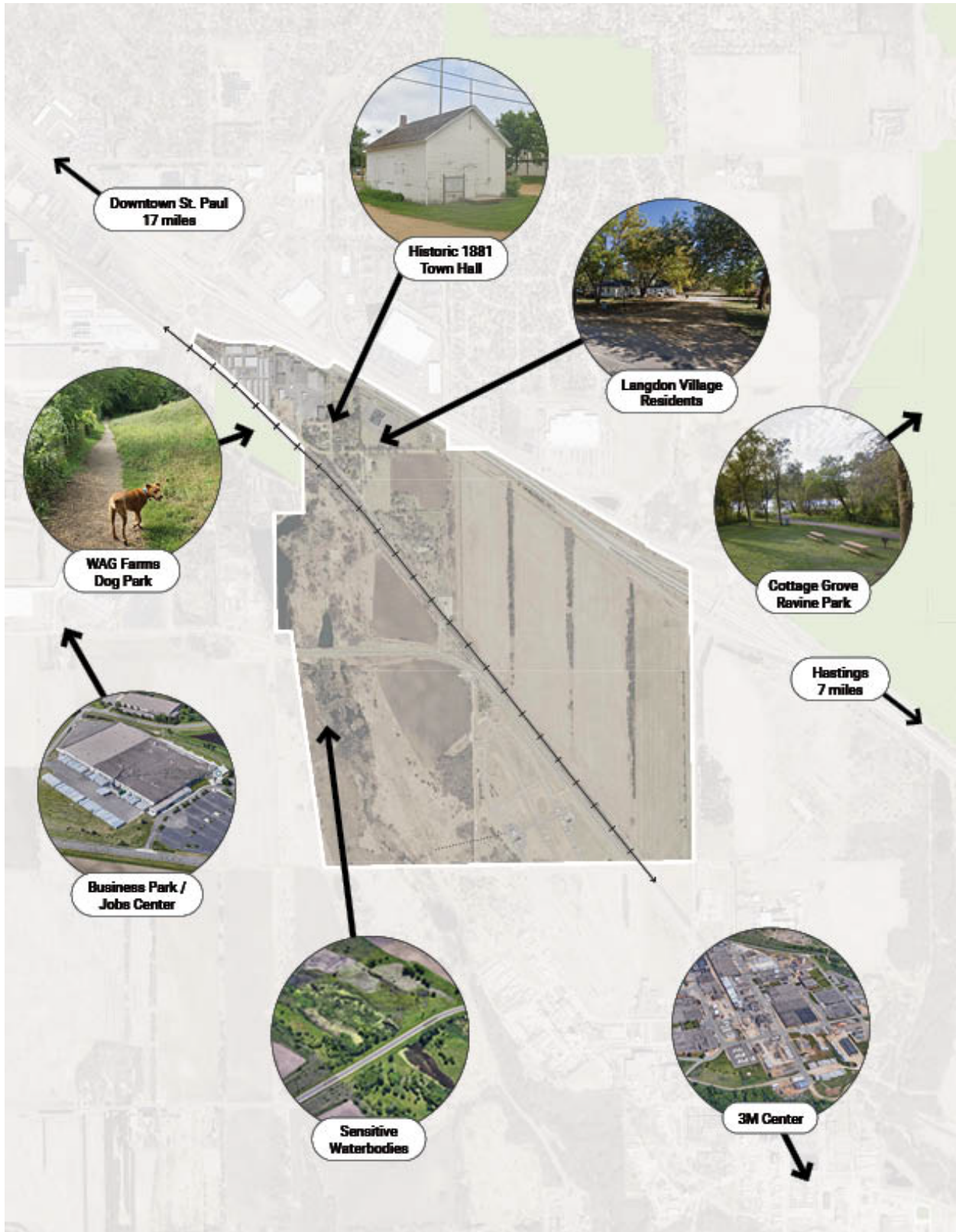


Figure 7: Study Area in relation to the City of Cottage Grove

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

Figure 8: Study Area existing conditions



## 1.3 Relevant Planning Studies

As this section details, plans for the Study Area have evolved significantly over the years, first envisioned by the Red Rock Corridor Plan in 2012 as a high-density mixed-use neighborhood around a commuter rail station, then re-studied in 2018 as a proposed transit station (reimagined as bus rapid transit) moved to the north side of Highway 61. The future of this area is now more certain in regards to transportation and associated infrastructure improvements, with the planned 100th Street extension having an anticipated construction timeline beginning in 2027. Landowners and future developers require more detailed and current guidance for property investment.

### Cottage Grove 2040 Comprehensive Plan (2018)

**Purpose:** To guide residential, commercial, and industrial growth over time in order to direct City decision-making for investments in community infrastructure and services.

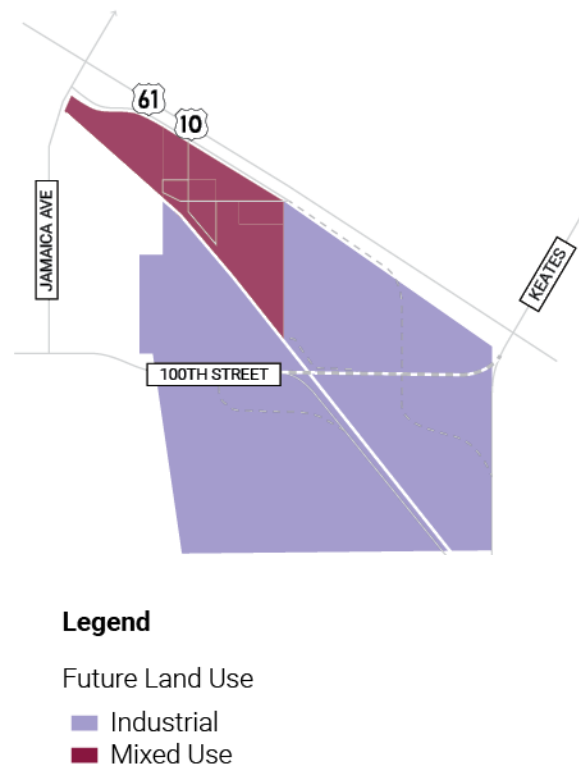
**Key Findings:** As a rapidly growing suburban community, the comprehensive plan balances policies to preserve and enhance Cottage Grove’s unique character while preparing for more residential growth.

The City’s 2040 Comprehensive Plan, adopted in 2018, includes mixed-use and industrial land use guidance for the Study Area and a more detailed vision for its future, described as a “walkable mix of commercial and community businesses and activities, serving a new higher density neighborhood as well as the broader city. It could expand Cottage Grove’s retail, both in terms of land area, and in terms of offering a different character of retail development.”

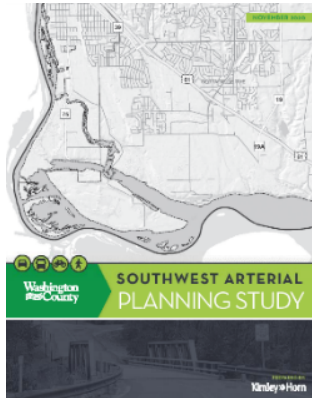
As one of the designated “Areas of Future Land Use Change” in the comprehensive plan, mixed-use areas like Langdon Village have been created in suburbs like Cottage Grove, but they are challenging from a development perspective. Their distinctive character, and high amenity level, is important for achieving the rents that make the multifamily development work. And yet, retail stores require a certain amount of residential density and pedestrian traffic to do well. Assertive steps and patience are required on the public sector side and an innovative master developer may need to be identified as a private sector partner.

The last two comprehensive plans assumed a Red Rock station in this area but that transit amenity has subsequently been moved north of Highway 61. The current plan maintains the mixed-use land use designation for Langdon Village but benefits from a revised land use definition that characterizes a mixed-use district with a focus on pedestrian orientation and complementary uses.

Figure 9: Future Land Use guidance (2018)



## Southwest Arterial Planning Study (2020)



Washington County and Cottage Grove long-range plans have identified the need for an arterial highway running from Grey Cloud Island to U.S. Highway 61 in Cottage Grove.

**Purpose:** To understand the current and future transportation needs and determine a route for a future arterial roadway to serve southwest Washington County.

**Key Findings:** The preferred Concept Alternative selects the 100th Street extension between Jamaica Avenue and Innovation Road as the Segment 1 (between Jamaica Avenue and Innovation Road) route.

Sections of 100th Street have already been constructed west of the rail corridor in the Small Area Plan Study Area through the Jamaica Avenue intersection.

## Red Rock Corridor Commuter Rail – Station Area Plan for Langdon Village (2012)

**Purpose:** Conceptual station area plans for land use, connections, and green space.

**Key Findings:** The long-term vision for Langdon Village Station Area Plan included parking facilities for 850 commuters, 677 housing units, an estimated 1,192 new jobs, 686,500 square feet of mixed use development, 62,500 square feet of commercial development, and 11,500 square feet of civic/institutional/office development.

While Langdon Village will no longer be home to a potential transit station along the rail corridor, it is important to acknowledge that this plan looked to the Station Area Plan as a starting point, carrying forward the following elements:

- Housing: several hundred housing units proposed
- Public Space: planned parks, public open space, green corridors, and trails
- Jobs: new jobs
- Mixed-use development



Figure 10: Red Rock Corridor Commuter Rail – Station Area Plan for Langdon Village (2012)

## Additional Relevant Planning Studies

### Jamaica Avenue Small Area Plan (2018)



**Purpose:** To prepare a planning study and vision for the area around a proposed bus rapid transit station at Highway 61 and Jamaica Avenue.

**Key Findings:** Developed a vision, short-mid-and long-term development opportunities, mobility improvements, and implementation strategies for the Jamaica Avenue Study Area.

In 2016, the Red Rock Corridor Commission adopted an Implementation Plan that outlined steps to implement bus rapid transit in the corridor, and subsequently adopted small area plans along the corridor, including the Jamaica Avenue Small Area Plan. This Plan updates and replaces the 2012 Station Area Plan for Langdon Village and is used as a planning tool for the area surrounding the proposed Red Rock BRT station in the NW quadrant of the Jamaica Ave/Highway 61 interchange.

### Historic Preservation Strategy Report (2021)



**Purpose:** To document and preserve Cottage Grove’s historic resources.

**Key Findings:** The City’s Register of historic sites and landmarks includes the original Cottage Grove Town Hall (located at 9540 Islay Avenue) and Langdon Consolidated School (located at 8839 95<sup>th</sup> Street), both within the Study Area.

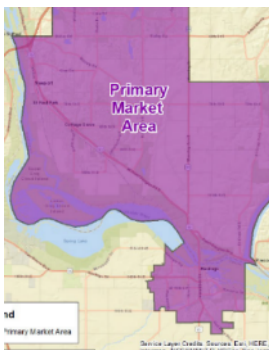
### The Shoppes at Cottage View (2023)



The Shoppes at Cottage View is a proposed development plan spearheaded by the City of Cottage Grove that includes 73 acres of commercial and residential development in the northwest quadrant of the Highway 61 and Keats Avenue interchange.

*How will Innovation Village be different from the Shoppes at Cottage View?* While the Shoppes are envisioned to attract more national chain retailers, as described later in the Plan, Innovation Village’s mixed-use area intends to attract more local, unique, or destination retailers.

### Comprehensive Housing Needs Analysis (DRAFT 2025)



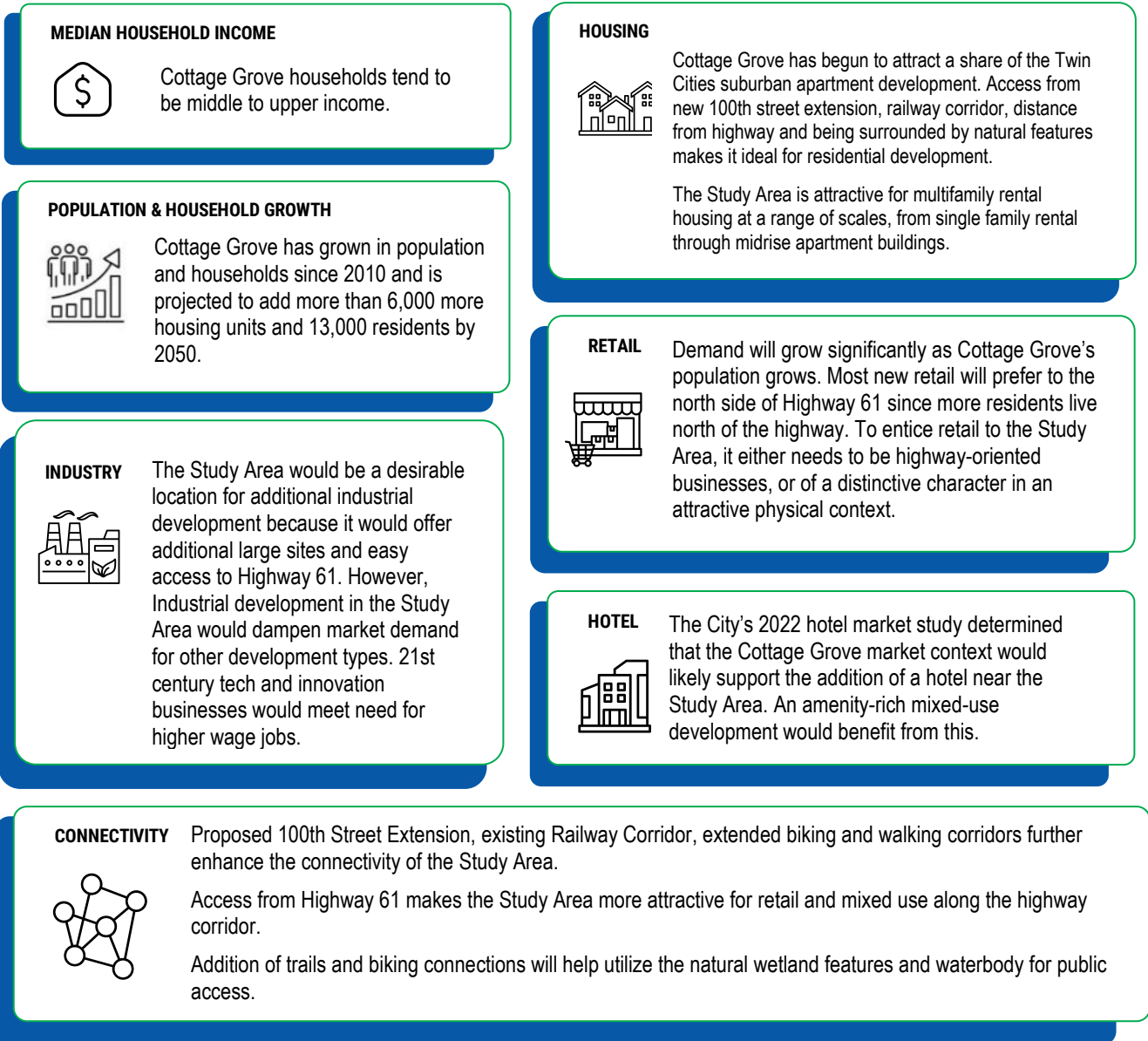
**Purpose:** To analyze demographic and economic characteristics, building stock, and building permit trends to understand the amount and type of housing that should be developed to meet the needs of current and future households.

**Key Findings:** Cottage Grove’s near-term growth is led primarily by the Millennials and Baby Boomers which will result in demand for housing types at opposite ends of the residential continuum, including adult (55+) rental and for-sale homes in addition to households wanting to purchase their first home or move-up. As low-density land supplies decrease, it is important to identify areas where there will be increased density to accommodate a higher number of housing units.

## 2 Existing Conditions Analysis

No planning process starts with a blank slate. The Existing Conditions Analysis for the Innovation Village Study Area examined critical drivers like regional and citywide demographic trends, applicable zoning and policy regulations, development market indicators, and constraints and opportunities in the physical environment. The key takeaways highlighted below are a quick snapshot of the foundational details that shaped the small area plan, and the corresponding details can be viewed in more detail in subsequent sections of this chapter.

Figure 11: Existing Conditions Key Takeaways



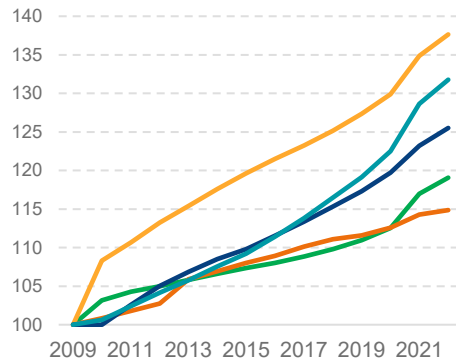
## 2.1 Demographics & Economics

To better understand trends in population and market conditions in Cottage Grove, this section uses a set of similar peer cities in the region to compare characteristics as well as the Minneapolis/St. Paul (MSP) Metropolitan Area overall. This ensures that the analysis is not performed in isolation of larger demographic and economic trends.

### Population and Households

Cottage Grove has grown in population and number of households since 2010. While there has been fluctuation in population and households over this period, overall Cottage Grove’s population has grown by roughly 20 percent over the period, with a distinct surge since the onset of the COVID pandemic. The household growth trajectory has followed a similar pattern. (Source: ACS 5-Year Estimates, 2009-2022)

Figure 12: Population Indexed Value Chart



### Population by Age Bracket

#### Legend

Peer Cities

- Cottage Grove
- Rosemount
- Lakeville
- Woodbury
- MSP

Cottage Grove has a younger population than the metropolitan area as a whole. Thirty percent of its population are from 0 to 19 years old. (Source: ACS 5-Year Estimates, 2022)

Figure 13: Household Index Chart

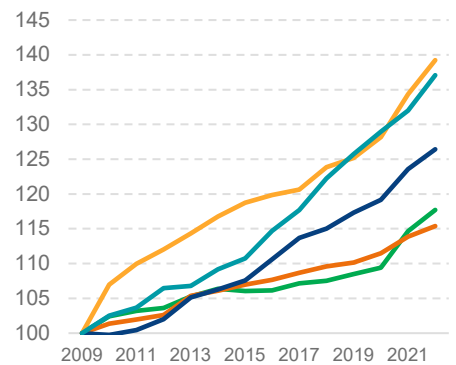
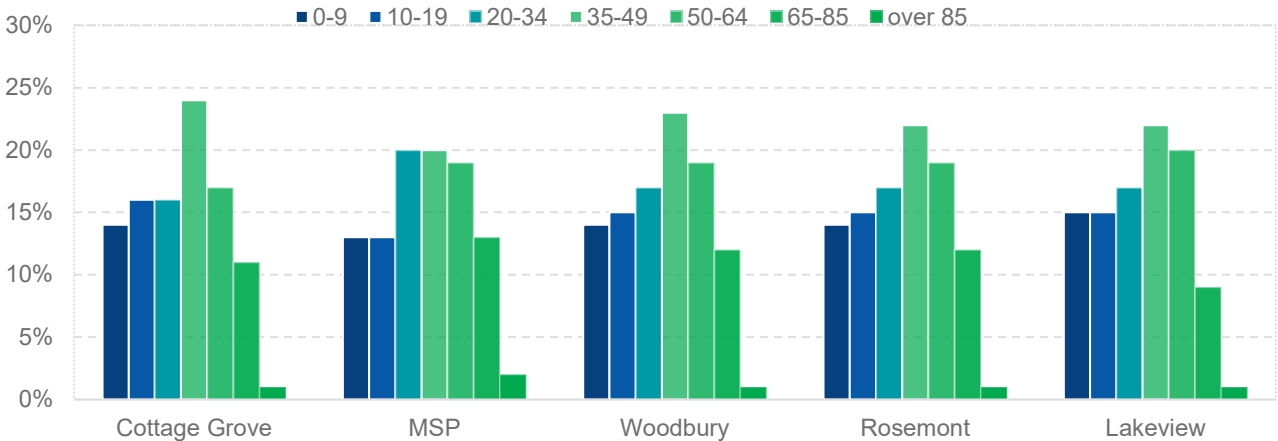


Figure 14: Population by Age Bracket



## Household Income

Cottage Grove households tend to be middle to upper income. The comparison cities are similar, although they have a greater share of households in the highest income bracket, as well as a stronger contingent of low income households. (Source: ACS 5-Year Estimates, 2022)

Figure 15: Median Household Income Chart

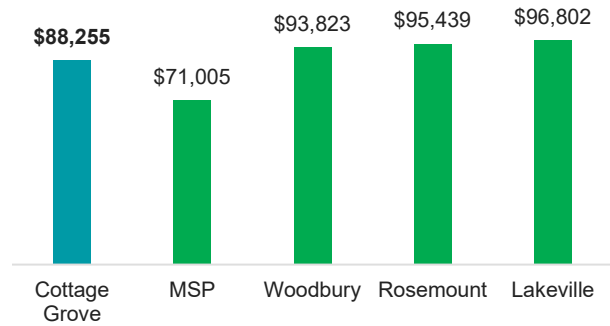
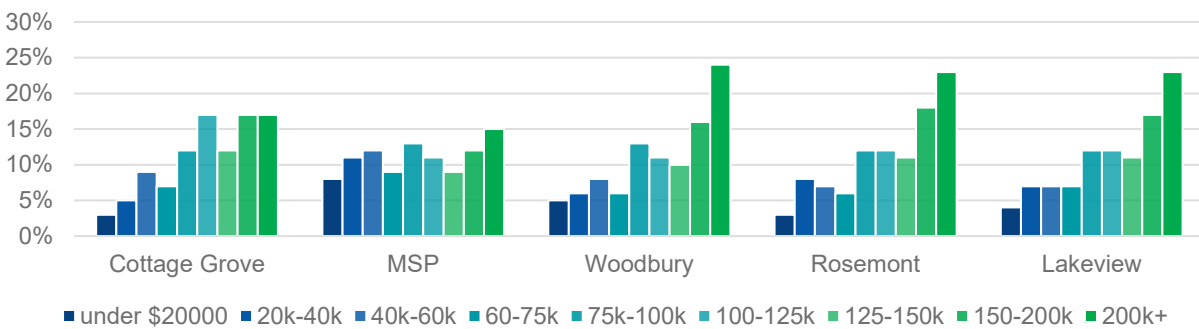


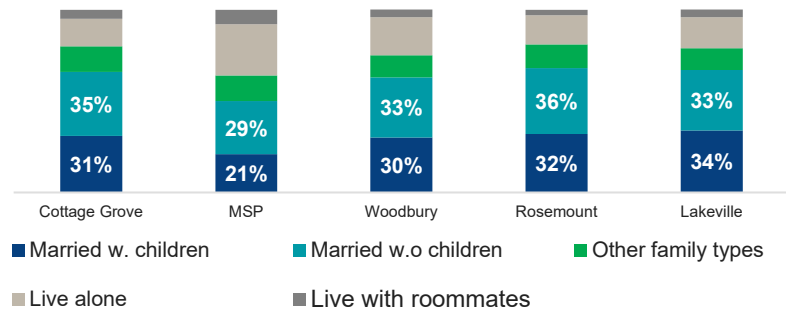
Figure 16: Percent of Households by Household Income Bracket Chart



## Household Structure

Cottage Grove and Lakeville have the youngest median age and largest average household size among peer cities. Married couples represent a high share of Cottage Grove's household mix. (Source: ACS 5-Year Estimates, 2022)

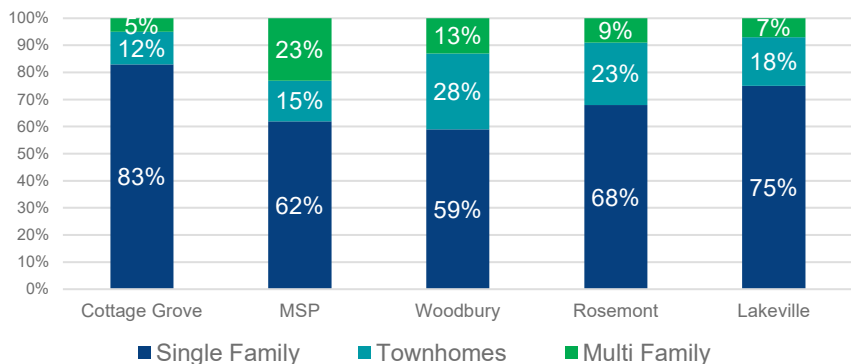
Figure 17: Household Structure Chart



## Housing Type

Single family homes are the predominant housing type in Cottage Grove. The peer cities have experienced more apartment development than Cottage Grove. (Source: ACS 5-Year Estimates, 2022)

Figure 18: Housing Type Chart



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Industrial Composition of Employment

New economy low wage jobs and blue collar jobs predominate in Cottage Grove employment. New economy low wage employment is likely centered on the retail sector businesses in Cottage Grove’s two destination retail districts. Employment in blue collar industries includes jobs at the longstanding 3M campus, and in Cottage Grove’s growing business park. (Source: OnTheMap, 2002-2020)

Figure 19: Industrial Composition in Cottage Grove Chart

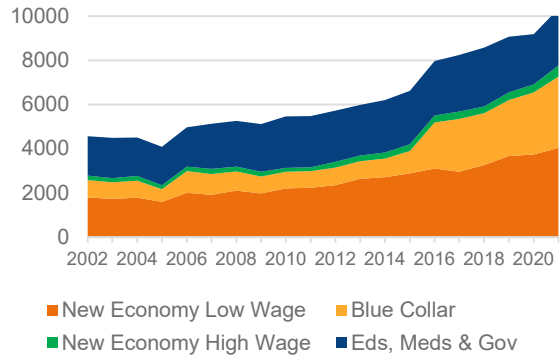
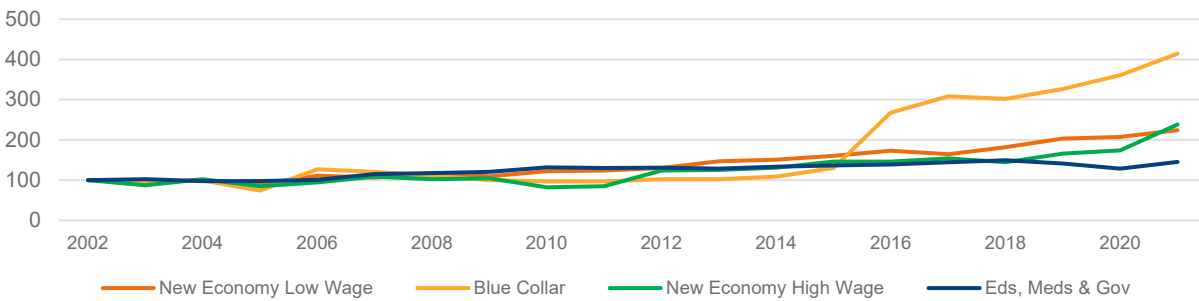


Figure 20: Industrial Composition: Indexed Chart



## Commute Patterns

Cottage Grove is primarily a residential community with a small overlap between those who live and work in Cottage Grove. (Source: ACS 5-Year Estimates, 2022)

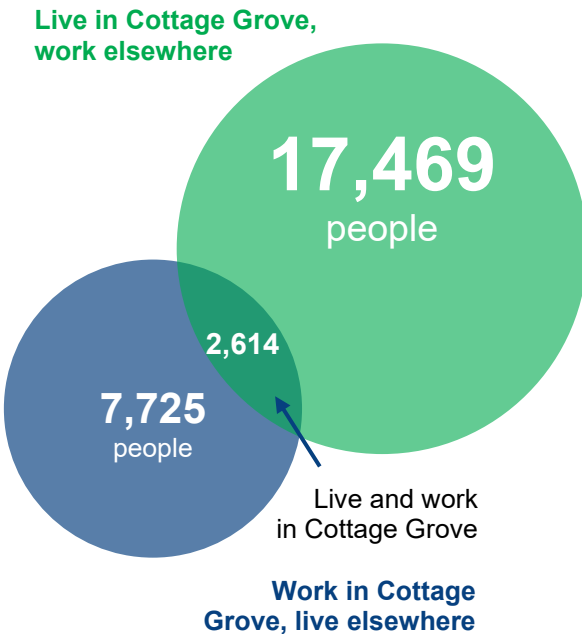
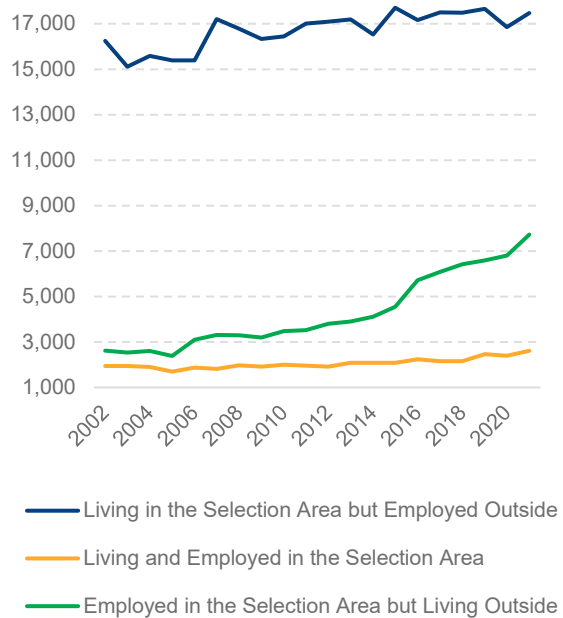


Figure 21: Commuting Patterns



## 2.2 Market Conditions

### Housing Growth

The pace of housing growth is surging in Cottage Grove. Single-family homes continue to dominate new construction. (Sources: ACS 5-Year Estimates, 2009-2022, SOCDs Building Permits Database)

Figure 22: Annual Net Change in Housing Units by Year Chart

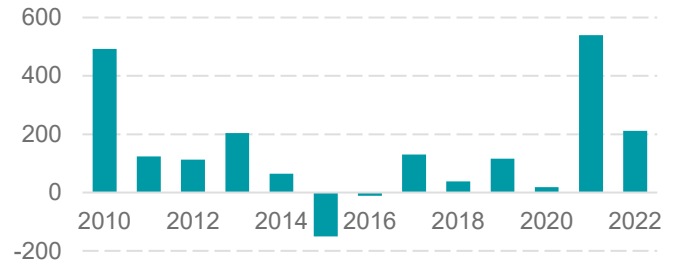
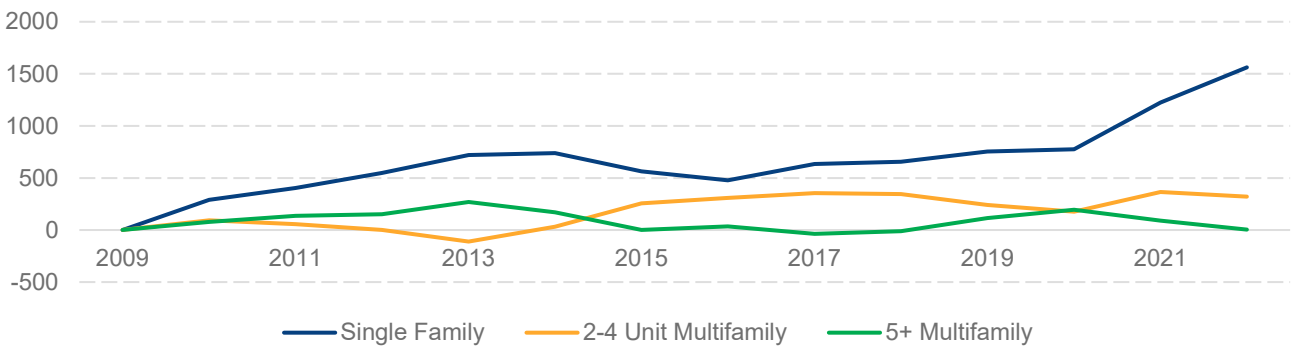


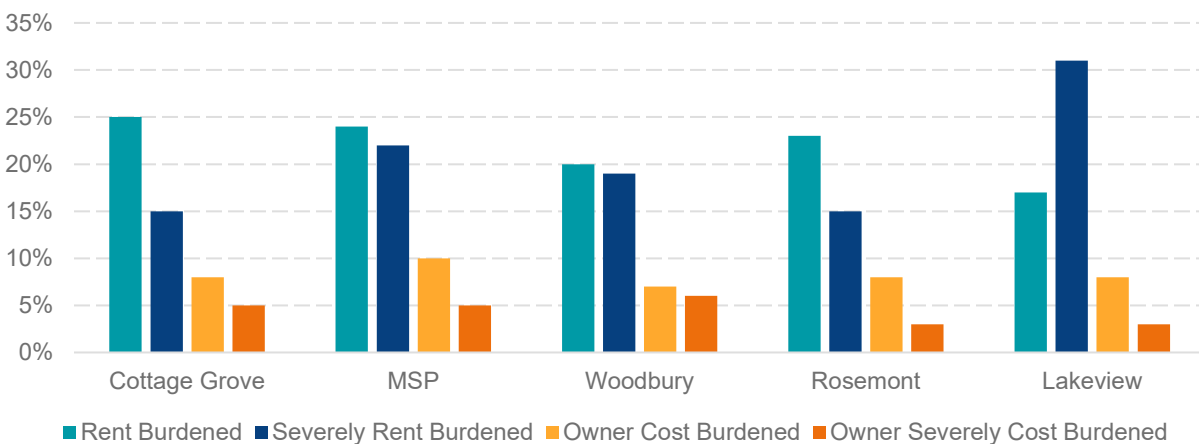
Figure 23: Housing Units Growth Projection Chart



### Housing Affordability

Rent and home values in Cottage Grove have been on the rise since 2014. The federal government defines cost-burdened households as those who pay more than 30 percent of their income on housing costs. Severe cost-burdened households pay more than 50 percent of their income on housing costs. In Cottage Grove, 40 percent of renters and 13 percent of homeowners are cost burdened. (Source: ACS 5-Year Estimates, 2022)

Figure 24: Cost Burdened Households



## 2.3 Physical Conditions

### Zoning and Future Land Use Guidance

The Study Area is primarily zoned for industrial uses, with a pocket of single-family residential zoning and commercial zoning along a stretch of the highway. The Future Land Use guidance generally follows the zoning with the exception of a pocket of Mixed-Use direction in the Langdon Village area.

#### Legend

##### Current Zoning

- I-2 - Heavy Industrial
- I-2 - General Industrial
- B-2 - Retail business
- R-3 - Single Family



Figure 25: Zoning Map

### Ownership

Most of the City-owned properties are vacant or nearing the end of their useful life. 3M-owned property in the Study Area is either farmland or environmentally sensitive areas. The residential area is the Langdon Village neighborhood and includes two identified local historic resources.

#### Legend

##### Ownership (2025)

- 3M
- Individuals
- City of Cottage Grove
- 9165 Point Douglas LLC
- Acorn Mini Storage LLC

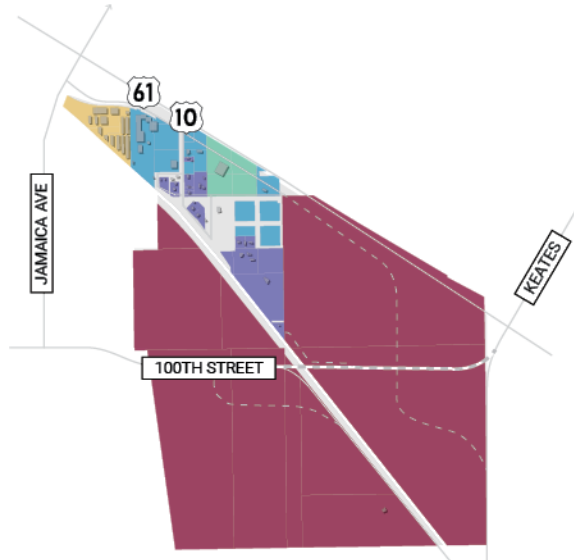


Figure 27: Ownership (2024) Map

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Mobility

Vehicle connections through the Study Area are limited. Biking and walking connections are included on the periphery of the area, but new paths (in yellow) will be created along 100<sup>th</sup> Street and connector roadways. The rail corridor (diagonal white line) cuts through the middle of the Study Area.

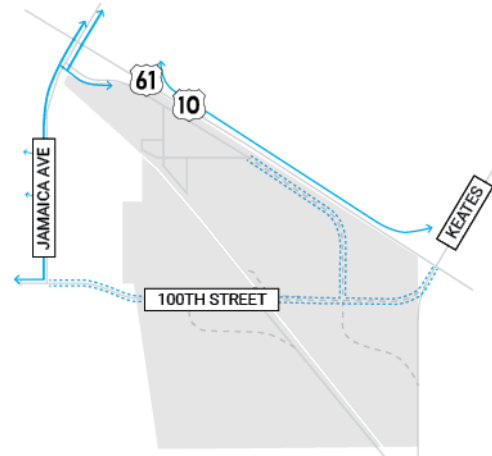


Figure 28: Pedestrian network

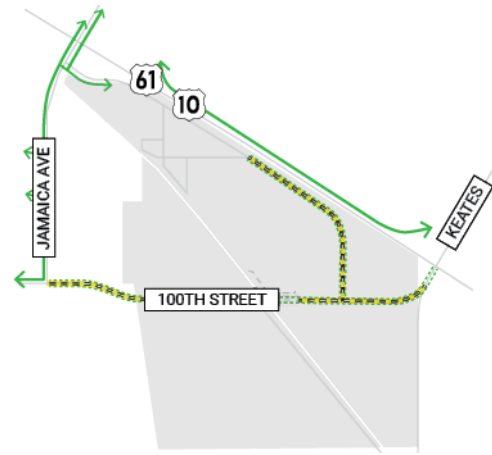
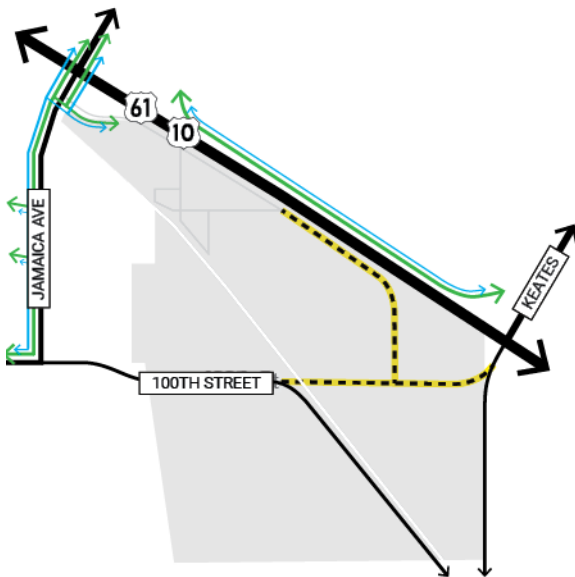


Figure 29: Bicycle network



### Legend

Mobility Network, existing

- Walkway
- Bikeway
- Major thoroughfare
- Other thoroughfare
- Planned road

Figure 31: Mobility network, existing and planned

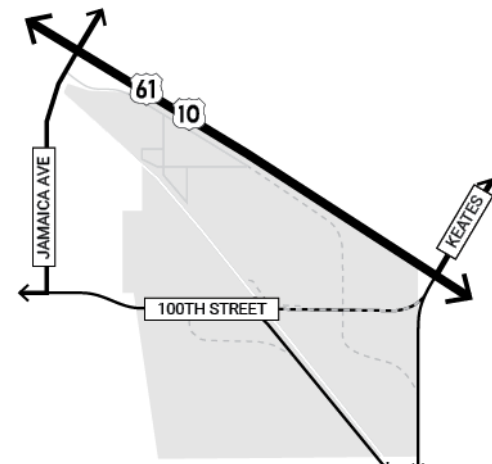


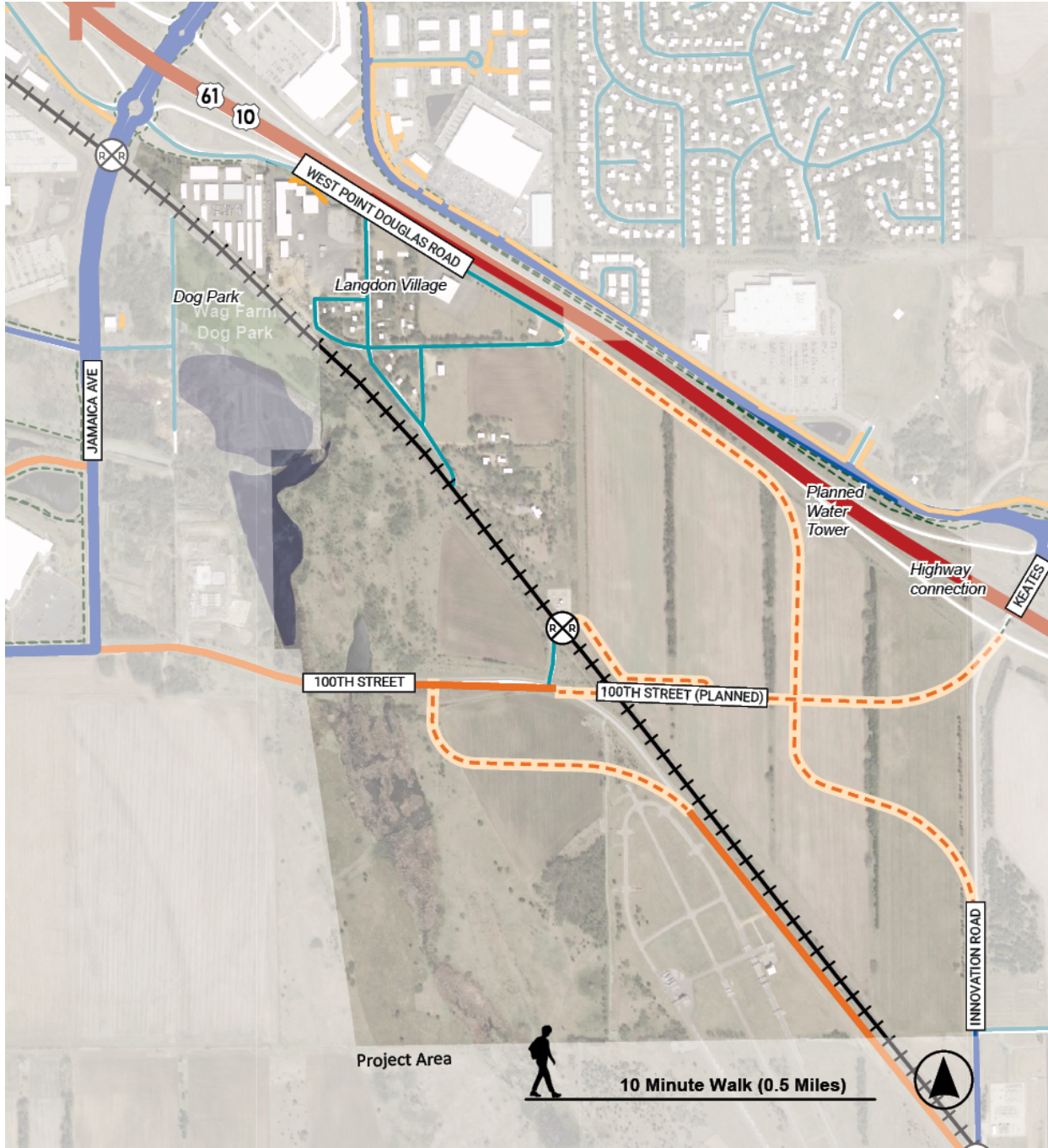
Figure 30: Auto network



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

Figure 32: Mobility Map



## Legend

### Mobility Network

- █ Highway
- █ Minor Arterial
- █ Major Collector
- █ Minor Collector
- Local Streets
- - - 100th St extension
- Sidewalk
- Railway Line
- X Railroad Crossing
- XX,XXX AADT (Average Annual Daily Traffic)

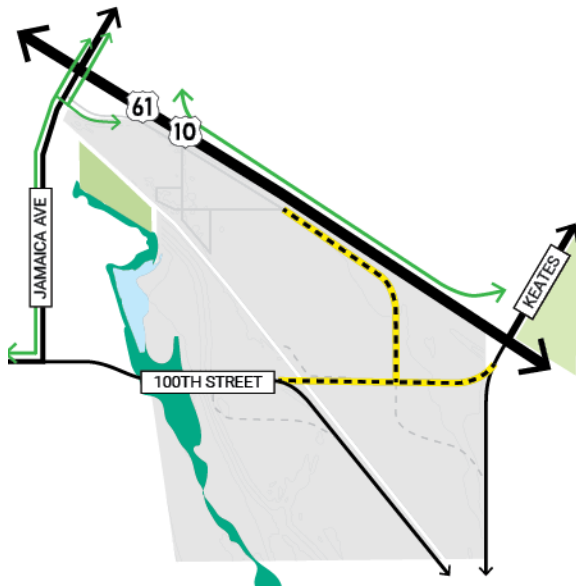


# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Environment

Parks exist at the edge of the Study Area but are difficult to walk to. Wetlands buffer the west side of the Study Area but are not publicly accessible to visit as a natural amenity. Most of the Study Area is generally flat. Minor elevation changes surround the wetlands.



### Legend

#### Environment

- Waterbodies
- Wetlands
- Parks, open space
- Trail

Figure 36: Environmental assets

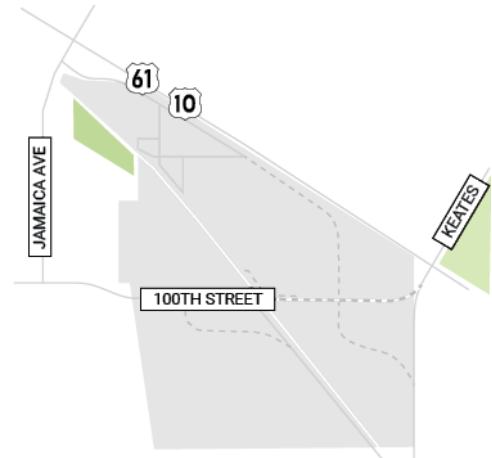


Figure 33: Parks

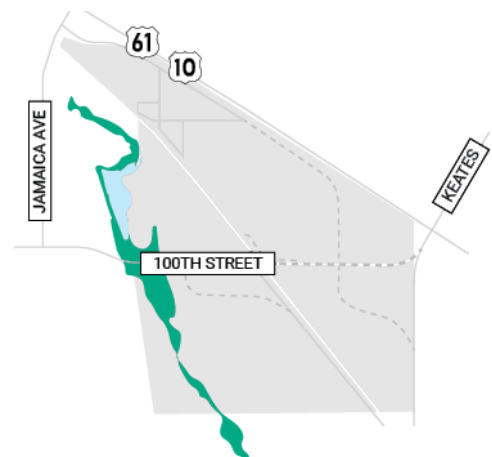


Figure 34: Wetlands

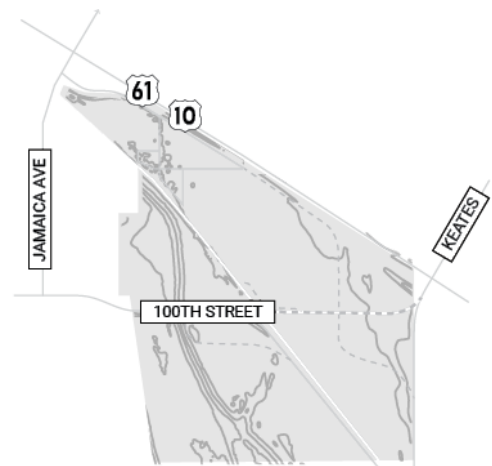
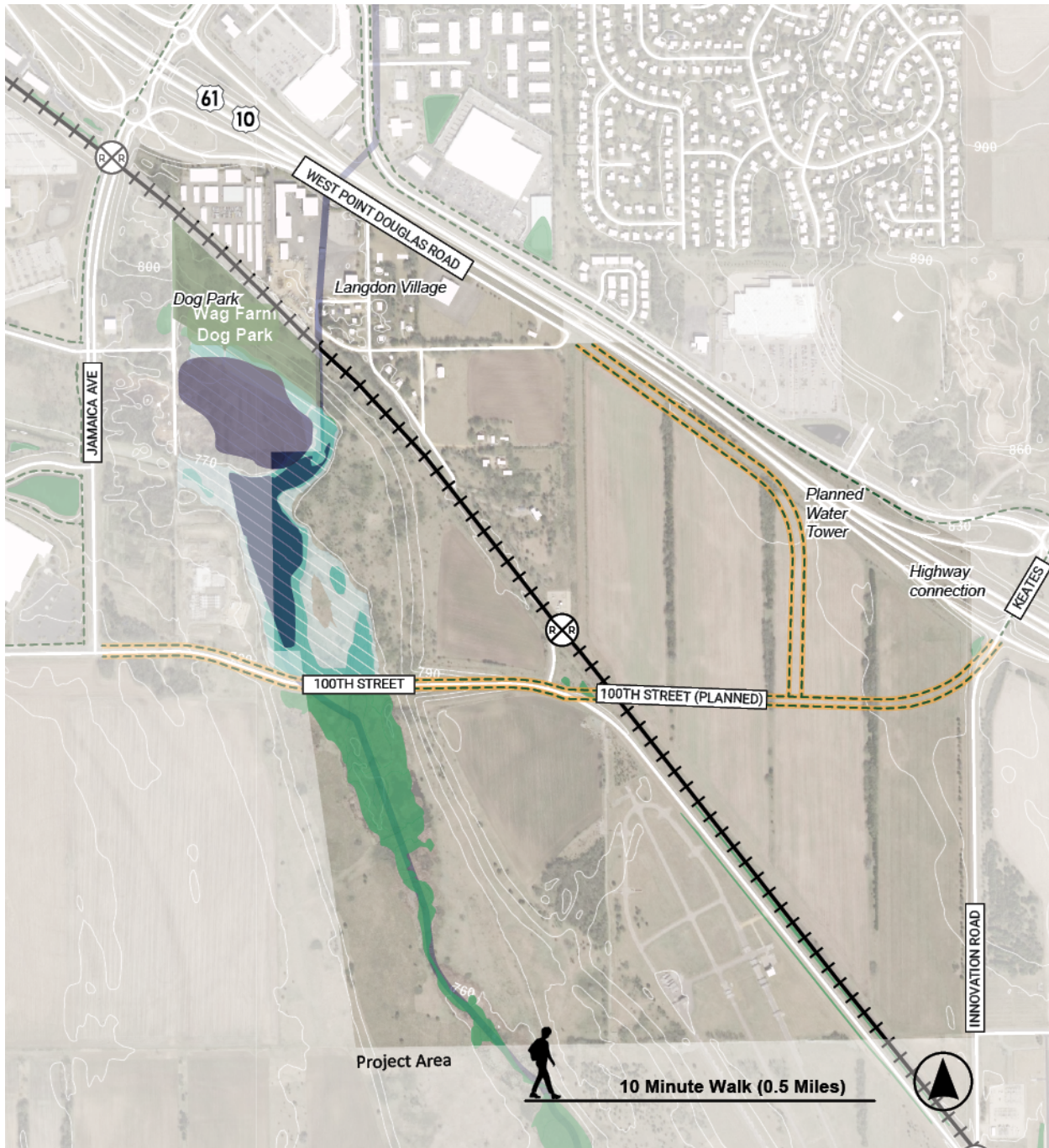


Figure 35: Elevation contours

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

Figure 37: Environmental Map



## Legend

### Environment

- Waterbodies
- Wetlands
- Flood Hazard Zones
- Parks

- Trails
- Proposed Trails

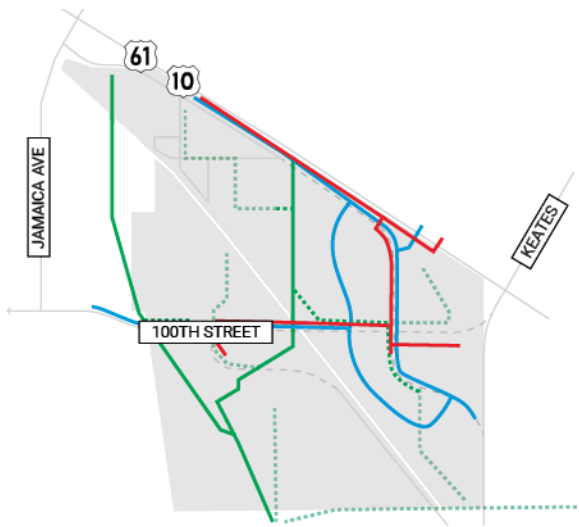


# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Utilities

The extension of 100<sup>th</sup> Street is an opportunity to expand utility services to the Innovation Village area which will result in increased market demand to available sites. The Study Area currently has two sanitary sewer lines coming north-south through the middle and along the western edge. The introduction of 100<sup>th</sup> Street and the extension of West Point Douglas Road will precipitate additional sanitary sewer lines, water mains, and storm sewer lines.



### Legend

#### Utilities

- Sanitary sewer, existing
- ... Sanitary sewer, proposed
- ... Sanitary sewer, potential future
- Water main, proposed
- Storm sewer, proposed

Figure 41: Utilities



Figure 38: Sanitary sewer

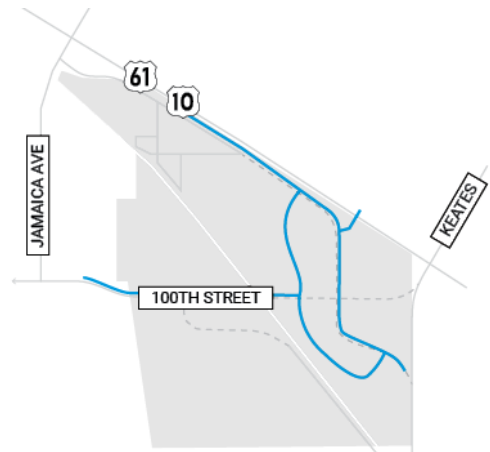


Figure 39: Water main

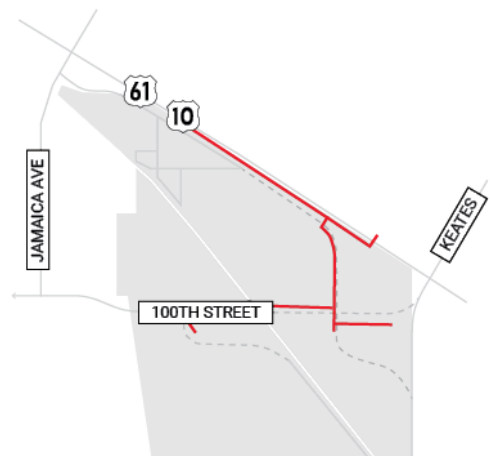


Figure 40: Storm sewer

## 3 Plan Priorities

### 3.1 Engagement

The Innovation Village Small Area Plan engagement process focused on engaging people most impacted by current and future land decisions –landowners and Cottage Grove City staff. Other stakeholders came into the process to provide technical expertise to guide the plan’s direction. The sections below describe how those stakeholders were involved and overall input they provided.

#### Working Group

The Plan’s Working Group consisted of City of Cottage Grove staff with a variety of expertise in land use and zoning, parks and open space, economic development, and municipal engineering. The Working Group met four times during the process to guide the direction of the plan:



Figure 42: Neighborhood engagement (2024)

1. August 2024 – The Working Group kicked off the planning process by identifying past, current, and future studies and projects that could impact the analysis and recommendations in the small area plan. They also participated in an exercise to think through elements in the Study Area that should be Sustained (important assets), Released (policy and practices that may not be working), and Explored (ideas or best practices from other parts of Cottage Grove or similar cities that should be evaluated).
2. September 2024 – The Working Group heard a synthesis of the existing conditions analysis – demographics, market conditions, and physical conditions. They then applied these details to a futurespective exercise where they imagined what contributing factors could make this area successful beyond their wildest dreams. They highlighted a tie to nature and the environment, a focus on residential housing types not found in other parts of the city, a unique art or other public feature that draws people from other places, walkable and connected trails and streets, interactive and comfortable public realm features, and a mixed-use retail area with cool shops and restaurants. The Working Group also brainstormed challenges that would need to be overcome to achieve these elements. They wanted to ensure this area did not compete with other Cottage Grove destinations, it improves connectivity outside the Study Area boundaries, the railroad is considered, and that it is sensitive to the needs and desires of private property owners.
3. October 2024 – The purpose of this Working Group meeting was to refine the vision and working concepts developed with their input during the September meeting. They provided minor adjustments to what became the final Vision and Themes in this small area plan. The Working Group also reviewed concept ideas in the Study Area based on overall frameworks for land use, mobility, and land use, and then how those concepts could be applied in specific geographic areas, or zones. They provided guidance on the interior street network, location of public amenities like parks and trails, and where levels of residential density made sense based on market conditions.
4. December 2024 – The Working Group evaluated the final draft of the overall Innovation Village Small Area Plan concept and then tackled an action plan to realize key plan strategies in both policy and a critical path timeline. The group agreed the defining factor in the timeline is the opening of 100th Street and accompanying utilities, and that there are both big and small steps to take before that date to realize the vision for this area.

#### Community & Other Stakeholders

Key stakeholders both helped support the Plan’s analysis and provided input on the vision and concept. As the Innovation Village Small Area Plan starts to get implemented after its adoption, continued thoughtful and consistent conversations between the City of Cottage Grove and landowners, in particular, are necessary to define details of its reality on the ground.

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Landowners

Landowners are always a prioritized stakeholder group for engagement in a planning process since their land can be directly impacted by the plan's recommendations. In the case of Innovation Village, there are two sets of critical landowners – existing Langdon Village residents and 3M. As shown earlier in this plan, 3M owns a majority of land in the Study Area. Related to Langdon Village, this is an established enclave of single-family homes that have gone through earlier planning processes like the one for the Red Rock Corridor. These landowners were brought into this planning process in a few ways:

- Langdon Village residents – City staff visited each house in Langdon Village to introduce the planning process and personally invite them to an open house. The open house (described below) was held at a Fire Station near their neighborhood to make participation easier. Most participants at the open house live in Langdon Village.
- 3M – City staff hold monthly meetings with 3M. This venue was an opportunity to first introduce the plan to 3M representatives. City staff continued to keep 3M up to date on the planning process and shared the draft Concept Plan once it was developed. 3M's primary concern has been siting residential development too close to their existing facility south of the Study Area which was a significant consideration in the development of the Concept Plan.

## Open House

The City of Cottage Grove held a public workshop on Thursday, November 21<sup>st</sup>, 2024 to gain input on concept ideas for the Small Area Plan. The workshop was held at the Cottage Grove Fire Station #4 from 4:30-6pm. Key questions that the city wanted to address at the meeting included:

- How can we use the 100th Street extension as an opportunity for new development and amenities?
- What should the City care about for the next life of City-owned properties?
- What does Cottage Grove need to be more livable?



Figure 43: Neighborhood engagement open house (2024)

## What Participants Learned

The workshop shared key information about what the small area plan process entails, existing physical and market conditions within the Study Area, a vision framework for what the Study Area could be in the future, and draft concepts and example imagery for how this area could develop based on the vision framework. All this information is similar to what can be found in this document. Highlights of the information presented to participants included:

- The purpose of a small area plan and how it gets implemented.
- That the construction of 100th Street and associated utilities to the Study Area is the primary driver of the Small Area Plan.

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

- How other relevant past plans and studies guided land use and infrastructure in this area.
- Demographic and market conditions that drove elements of the small area plan.
- Physical conditions of the Study Area that could be constraints and assets.
- The draft Concept Plan holistically and broken up into geographic area with priorities and aspirational images of what it could be in the future.

## What Participants Thought

Participants had an opportunity to provide input into the Vision and Themes as well as details in the Concept Plan.

1. Vision Framework: Residents were asked to respond to the high-level question “Do the vision and themes match your hopes for the future of Innovation Village?” Generally, most people felt the vision and themes did fit the general idea of what they hoped for Innovation Village. Additionally, participants offered specific input about wanting connected and safe bike and walking paths, a sense of belonging through community spaces, that terms like “vibrant” and “dynamic” did not match their personal perspective of a calm home, more native plantings, and more nature overall.
2. Concept Plan: Participants were excited about the City’s future plans, including creating a quiet zone with the railroad and developing boardwalks in natural areas. There was strong interest in various housing types, such as affordable, senior, and accessible housing, and maintaining smaller homes, especially in Langdon Village. Safety for children biking and accommodating disabled family members were also important. From a business perspective, higher density, lower priced housing, parks, trails, and light commercial establishments were beneficial. Effective traffic management, especially during shift changes and considering train frequency, was crucial. Concerns included traffic management on 100th Street and West Point Douglas Road, noise from the railroad, and the need for two neighborhood accesses. Participants preferred keeping homes small and avoiding tall buildings, with a focus on community. Suggestions for pedestrian improvements included bridge replacement over Highway 61, a walking bridge for better retail access, and sidewalks and lighting along the park. Concerns also included the impact of taxes and the practicality of Bus Rapid Transit (BRT).



Figure 44: Concept plan charette at open house (2024)

## Market Experts

During the Plan’s market analysis, industry experts in housing, commercial, and hotel development provided input into market demand indicators for the Innovation Village Study Area. Interviewees represented Cushman Wakefield, DR Horton, M&I Homes, Real Estate Equities, and Bader Development. These stakeholders offered their own insights and perspectives on what development types are working in the East Metro and specifically in Cottage Grove, and where trends are heading in the various market types. They indicated multifamily housing would be a good fit for the Study Area, retail development needs to be tailored to the opportunity, a hotel is a possibility near the Study Area, and the demand for industrial development is strong in Cottage Grove. Their guidance on how to expand the suite of retail options was to amenitize the Study Area with elements like parks and plazas, public art, connected sidewalks and trails, and greater housing density.

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## 3.2 Vision and Themes

An overall Study Area Vision Framework provides a touchstone for decision-making when ideas and proposals for the Study Area do not directly match the plan’s recommendations. City staff and elected officials can turn to the vision to determine if a proposal for a site matches the *intent* of the vision rather than the *exact* direction.

Once the vision was developed early in the planning process, it continued to be refined yet provided the overarching direction to develop the recommended Concept Plan.

### Vision Statement

Innovation Village offers a vibrant and dynamic neighborhood where residents can seamlessly blend living, working, and playing experiences in Cottage Grove. Our unique environment fosters synergy with nature and Cottage Grove’s history, enhancing a sense of belonging.

### Themes

The Vision Statement can be implemented through five themes that encompass the future values of Innovation Village. The recommended Concept Plan defines specific strategies that support implementation of both the Vision Statement and Themes.

The Themes for Innovation Village are:

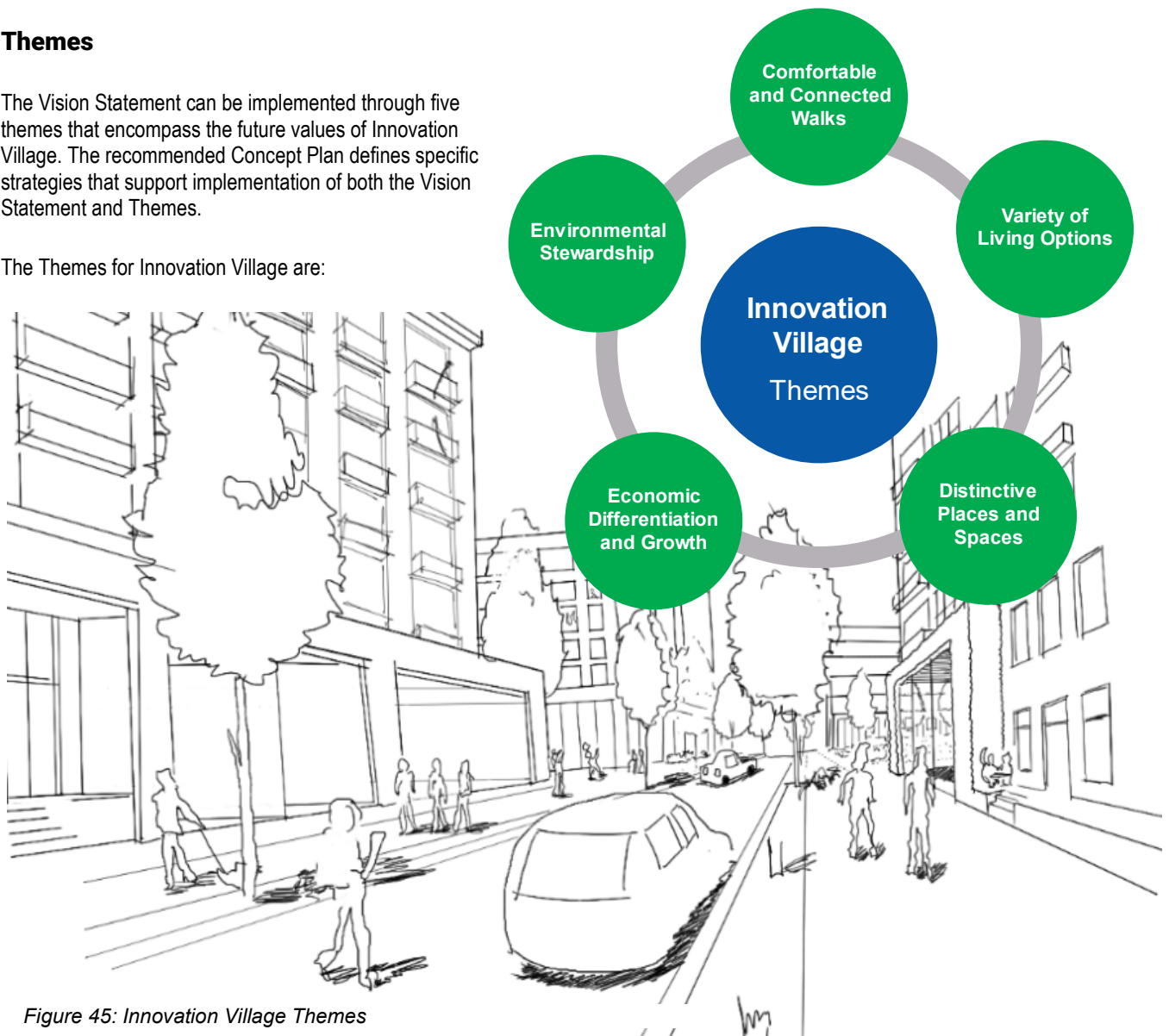


Figure 45: Innovation Village Themes

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## 4 Innovation Village: The Concept Plan

To realize the Vision for Innovation Village, the Concept Plan is specifically designed to offer a highly amenitized residential neighborhood. It takes its cues from the physical characteristics and historic resources of Langdon Village and then expands diverse housing opportunities to meet market demands. Situated along Highway 61, it is one of the last primarily undeveloped areas of the city that has direct access to the highway and future Bus Rapid Transit as well as proximity to existing trails, retail, and jobs.

### Legend

#### Mobility Network

- Street (existing, planned)
- Concept street
- Trail (existing, planned)
- Concept trail

#### Land Use

- Mixed Use
- High Density
- Medium Density
- Park
- Industrial
- Highway Commercial

#### Environment

- Waterbodies
- Wetlands
- Parks, open space
- Trail (existing, planned)
- Concept trail

Figure 5: Innovation Village Concept Plan



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

Achieving the vision for a “vibrant and dynamic neighborhood” will not happen with market forces alone. The City of Cottage Grove is committed to creating a place where people *want* to live – with sidewalks and trails, neighborhood parks and programmed plazas, and design of sites and buildings that are oriented to active public spaces.

The Concept Plan is the culmination of work completed including the market and physical conditions analysis, review of past planning efforts, and considerations from the project working group, public, and other stakeholders. The idea that this area can once again be a place to live, work, and play is a nod to the history of late 1800s Langdon, the City’s vision as set out by the 2040 Comprehensive Plan, and is an acknowledgement of the original Red Rock Corridor station area plan for Langdon Village. It merges all of this together, old and new, to create the vision as “**Innovation Village.**”

The following describes the physical features depicted in the overall Concept Plan on the previous page. The pages in this section that follow break down the Concept Plan into the components of mobility and access, land use and development, and amenities and describe each in more detail.

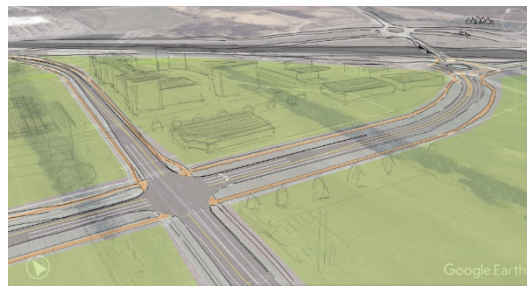
**New Street and Utility Infrastructure:** This Concept Plan cannot fully come to life without the 100th Street extension and other planned streets (West Point Douglas Road), which fully opens this area up for development. Upon completion of this crucial road and utility infrastructure, anticipated in 2028, 100th Street will be a two-lane County road with turn lanes approaching the West Point Douglas intersection.

**Focal Point:** Just north (approximately 500 feet) of the future 100th Street and West Point Douglas Road intersection, this area of interest establishes Innovation Village as a desirable place. A high quality public space lined by mixed-use (residential and commercial) development, creating *the* place that people want to be (think: local coffee shop, programmed and seasonal events) and a center of activity for the nearby residents to easily reach on foot.

**Housing:** Dense housing in Innovation Village brings Cottage Grove closer to reaching housing goals in an area that is well connected in the transportation network, limiting disruption to existing residential neighborhoods. A mix of medium and high density housing will provide a wide range of options including apartments, townhomes, and cottages with unique architectural features and hidden parking.

**Mobility:** Extending a grid-like network of streets from Langdon Village creates a dense set of connections to support walkability within Innovation Village. A couple primary roads funnel automotive traffic between redevelopment sites with West Point Douglas Road. Secondary roads and connections provide local access at low speeds conducive to dense residential development.

**Amenities:** The railroad that bisects Innovation Village becomes a community asset when lined with landscaping buffers and trail corridors, becoming both a recreational and transportation spine. A trail pedestrian bridge over the railroad connects residents on either side of the railroad right-of-way, as well as the wetland trails to a larger area. Small parks within Innovation Village create gathering places for the community.



100<sup>th</sup> Street and West Point Douglas Extensions



Credit: 2015 Cottage Grove Photo Contest Winner

## 4.1 Concept Plan Components

### Mobility & Access

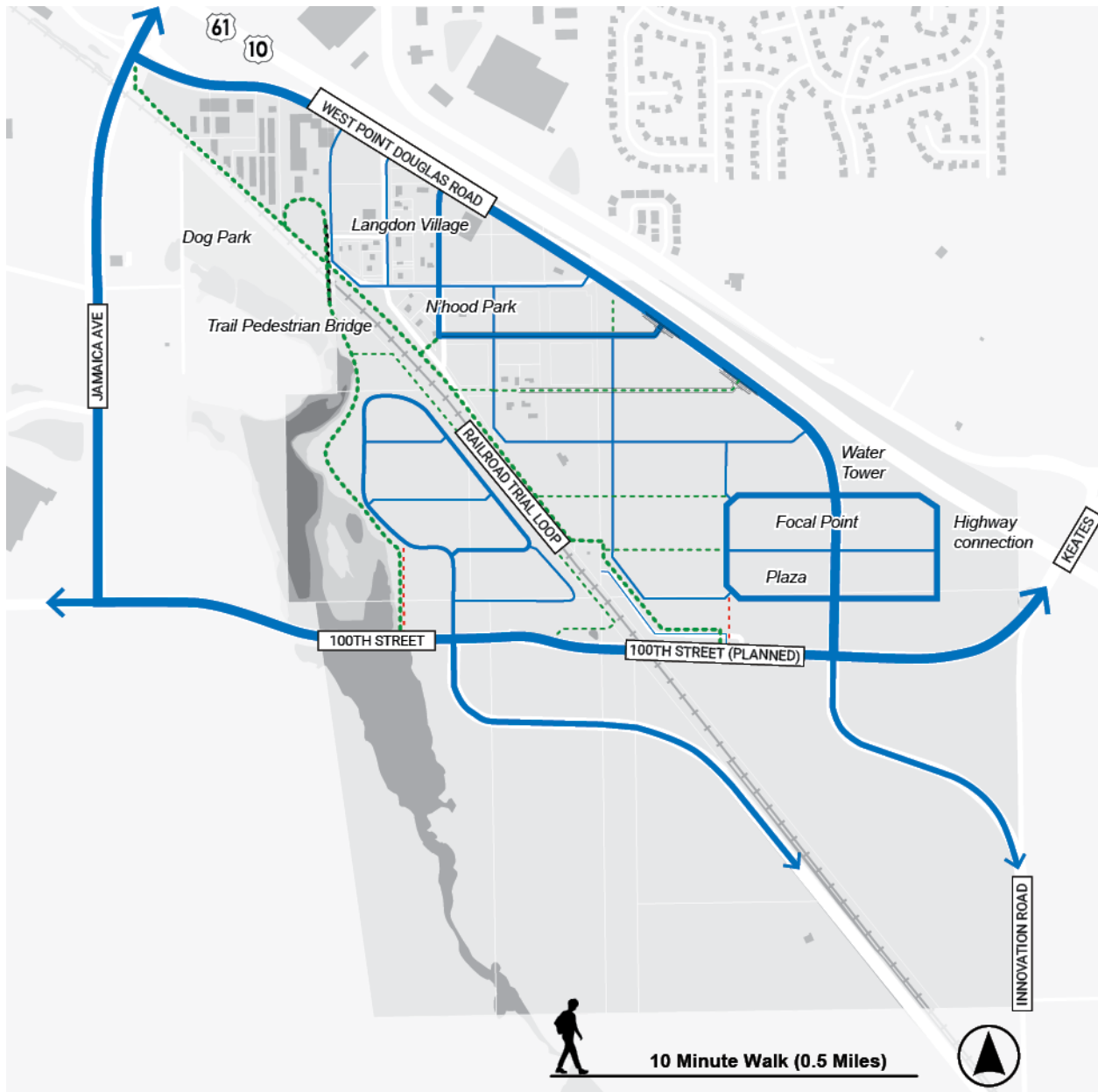
Innovation Village is connected through a hierarchy of streets that form predictable block shapes, have sidewalks or trails along each street, and are linked to a network of greenways and trails that serve as their own transportation routes for non-motorized methods of travel. The mobility and access concept is presented below, with the key features of the network described below.

#### Legend

##### Mobility Network

- Street (existing, planned)
- Concept street
- Trail (existing, planned)
- Concept trail

Figure 46: Mobility concept



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

**Hierarchy of Streets:** 100th Street will serve as a minor arterial through the Study Area, and West Point Douglas Road as a local collector. All other streets are proposed to be local streets, which can be public or private, and some may be designated as “primary” or “secondary” local streets, as denoted in the plan.

**Comfortable and Connected Walks:** Extending the existing street network of Langdon Village creates a dense network of connections supportive of walkability. The frequently spaced and narrow streets encourage slower travel speeds that support safety and comfort within a dense neighborhood. All new streets will have sidewalks or trails.

- **Block shapes:** Squared, rectilinear streets with minimal curves reduce likelihood of irregular shaped and difficult to develop parcels. Some curves are necessary for local streets to intersect West Point Douglas Road at right angles but should be constrained to calm traffic entering the existing intersections.
- **Innovation Trail Loop:** The central transportation spine of Innovation District is not a road but a linear park-line trail. Lining both sides of the railroad tracks creates both a recreational amenity and transportation connection from and along the existing physical railroad right-of-way barrier. The trail connects both sides of the railroad tracks by the planned 100th Street overpass. A proposed trail pedestrian bridge over the railroad tracks creates a loop and connects the north side of Innovation Village with a popular dog park and with the wetland amenity.

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Land Use & Development Character

As proposed, a fully-developed and realized Innovation Village is a truly mixed-use area, from medium-to-high-density residential, local and highway-oriented commercial, traditional and innovative industrial, and even the full range of what a complete park system might offer: greenways, neighborhood parks, and public plazas. Buildings are designed at a human scale with a build-to line close to sidewalks with parking hidden in the rear of sites. This is truly a concept where you can live, work, and play, even without a vehicle to get around Innovation Village. The concept depicts the land uses described below.

### Legend

#### Land Use

- Mixed Use
- High Density
- Medium Density
- Park
- Industrial
- Highway Commercial

Figure 47: Land use and development concept



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

**Mixed-Use:** The Focal Point includes a public space that can serve as a community gathering space, surrounded by high-density residential with ground floor commercial. Develop is designed to seamlessly integrate with the sidewalk and public spaces with extension ground-floor windows, outdoor seating, and interesting landscape features. As Innovation Village’s activity center, the intent is for this area to support local and neighborhood-scale services and retail in small concentrations.

**Residential:** Except for interchange-adjacent properties, Innovation Village north of 100th Street is focused on medium-to-high density housing amenitized by parks and natural features. It is an appropriate area to supply housing types that are in-demand, satisfy regional population projections and goals, and propose density that is geographically non-disruptive to existing single-family neighborhoods. Higher density housing can line the highway and West Point Douglas Road, the Focal Point, and (to a lesser extent) 100th Street. Areas further from major transportation corridors and the Focal Point can support a mix of medium to high density housing. All new housing developments will line streets with only site landscaping and amenities separating buildings from sidewalks and parking hidden to the rear or interior of sites.

**Parks and Green Space:** Existing and planned assets can provide park-like experiences and enhance further park investment. The railroad corridor, planned 100th Street extension, and natural wetland each provide an opportunity to line with trails. A plaza at the Focal Point creates a public gathering place. A neighborhood park near Langdon Village creates a more intimate, local serving open space. Both of these parks connected by the trails creates a network of parks and open space that that in sum are more valuable than their parts.

**Highway Commercial:** The future southwest quadrant of the Innovation/Highway 61 interchange will feature new highway-oriented commercial uses. Uses that are suitable for this accessible and visible location include a hotel, gas station, and fast casual restaurants.

**Industrial:** South of 100th Street, Innovation Village can also support industrial uses as an extension of the Cottage Grove Business Park west and 3M facility south. Enhanced building and site standards fronting 100th Street can improve compatibility with housing north of 100th Street and reinforce Innovation Village as a place to live, play, and work.



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Parks, Green Space, and Amenities

The strong demand for people to live here and businesses to locate here is created by Innovation Village's diverse and interconnected system of parks, green corridors and trails, amenitized wetlands, and the Focal Point's plaza space. Any new trails will be well landscaped to feel like linear parks. This system is depicted and described below.

### Legend

#### Environment

- Waterbodies
- Wetlands
- Parks, open space
- Trail (existing, planned)
- Concept trail

Figure 48: Parks, green space, and amenities concept



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

**Focal Point Plaza:** A public gathering place as the center of the Focal Point establishes Innovation Village as a destination and attractive place as a whole. The intent of the Focal Point is to showcase arts and culture and support a range of programming from outdoor concerts to passive seating.

**Greenways and Trails:** Innovation Village is flanked and bisected by barriers (natural and built) that can each be leveraged as an amenity. The wetlands provide natural beauty and can be enjoyed to a greater extent with a recreational trail alongside. The railroad is transformed from a barrier to a connection by lining it too with linear park-like trails. With planned trail connections along West Point Douglas Road and 100th Street, these trail corridors encircle Innovation District with recreational loops.

**Trail Pedestrian Bridge:** The proposed pedestrian bridge over the railroad tracks connects housing and trails on both sides to the wetlands, establishing Innovation Village as a walkable and bike-friendly area. It bridges a barrier and helps create an asset from an existing barrier.

**Neighborhood Park:** A neighborhood park can provide quieter events, neighborhood walks, and games. It provides an outdoor space for the surrounding high and medium density housing. It also provides a gateway to the railroad and wetland trails.



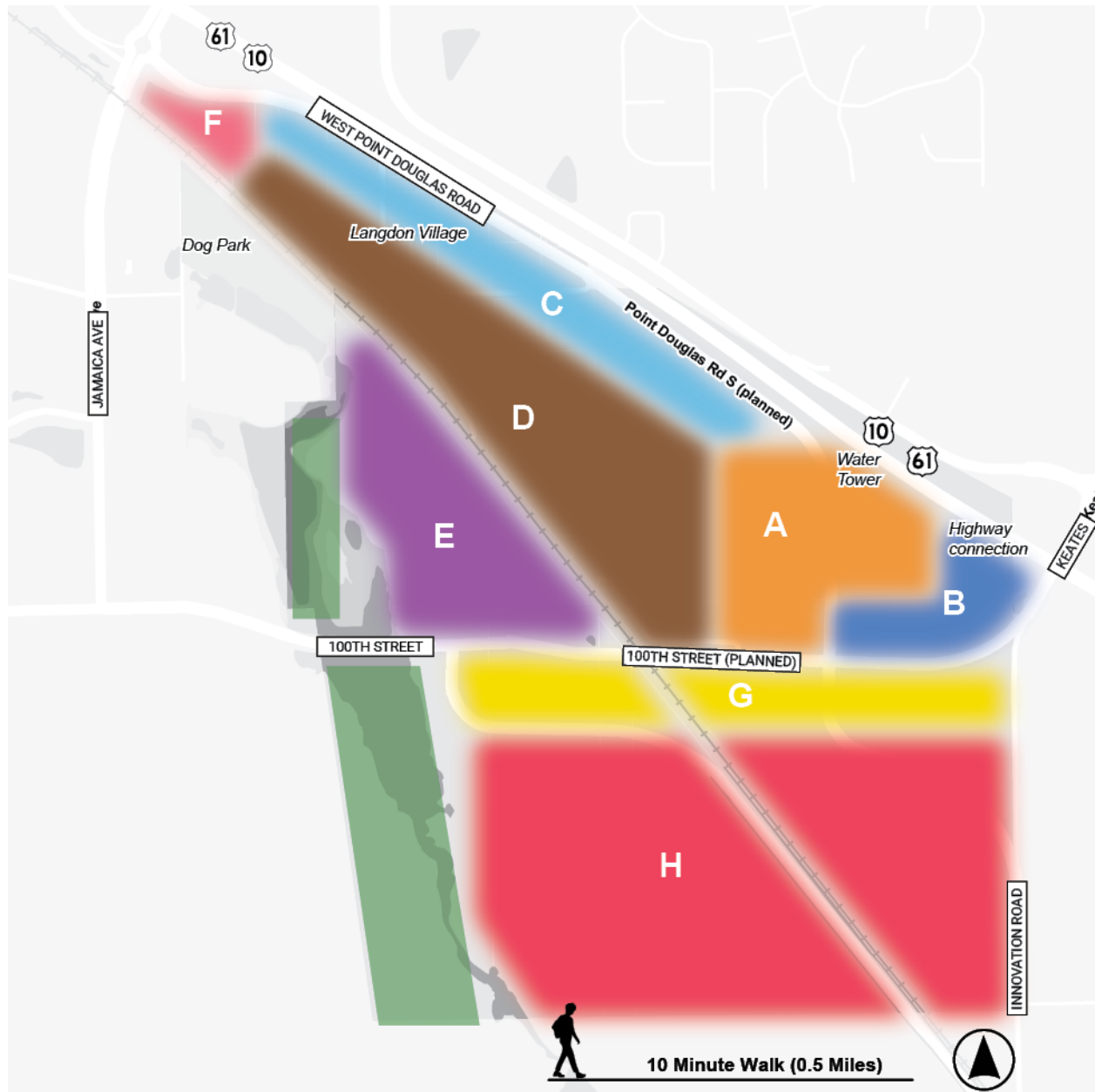
Figure 49: Trail Pedestrian Bridge Illustration

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## 4.2 Zones

This section separates the Concept Plan into eight zones as an organizational framework to break up this nearly 500-acre planning area into smaller bite-size pieces. These zones also help facilitate an understanding of the key drivers and features of the Concept Plan, and how each zone might uniquely rise to the challenge of meeting both market demand and Citywide and plan-specific goals. Zones A through H are shown below, followed by a detailed description of each Zone.



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Zone A

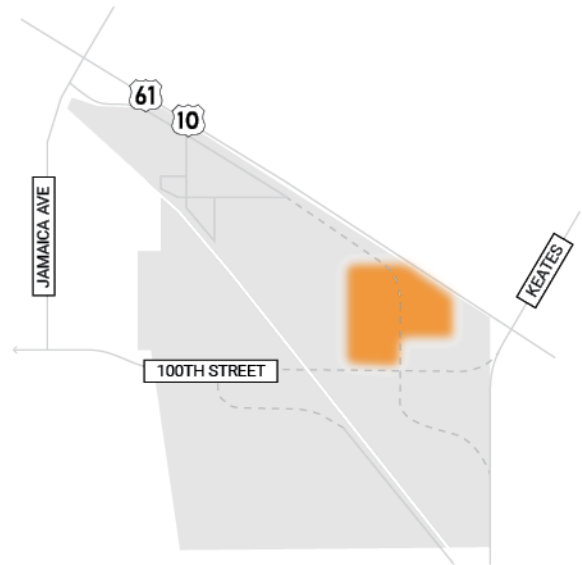
*Intent:* This area is intended to offer a setting unique in Cottage Grove for both nearby residents and local visitors. As the Focal Point for Innovation Village, an outdoor gathering space can be programmed with a farmers market or small community event, or it can be a quiet place to hang out with neighbors. Creating a place that is distinctive and amenity-rich will attract specialty retailers that want a unique atmosphere.

### Market Conditions

- No better place in Cottage Grove for midrise apartments, especially vertical mixed-use buildings.
- There is a gap in the market for distinctive retail that creates a “place”.

### Physical Conditions

- Area near the intersection of two new streets.
- No physical development constraints.
- Most desirable location for a “focal point” based on the planned road network - accessible to highway and new 100<sup>th</sup> Street but not directly on either.



### Precedent Images



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Zone B

*Intent:* This is the best location in the Study Area for traditional highway commercial since it has the best visibility and access from the highway. This may be the first area to redevelop since there is market demand for more commercial locations along Highway 61. Its future development relies on 3M's interest in working with a developer to change its current use.

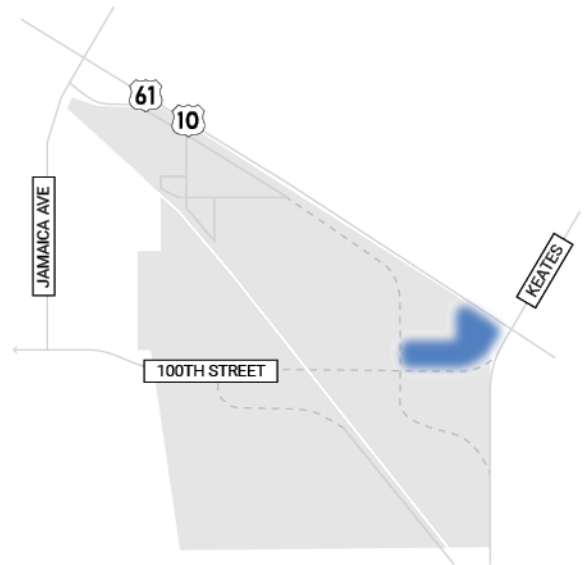
### Market Conditions

- Most attractive location for highway-oriented retail, such as a gas station or fast food restaurant.

### Physical Conditions

- Best highway access and visibility.
- No known physical development constraints.
- Due to County access and intersection spacing requirements, access along future 100th Street is unlikely. This area will need to be accessed from West Point Douglas Road.

### Precedent Images



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Zone C

*Intent:* The Metropolitan Council projects up to 6,000 additional housing units in Cottage Grove by 2050. Buildings near the highway can have visibility with height. A planned trail along West Point Douglas Road would be a recreation amenity for residents. The area already has potential redevelopment opportunities with the Majestic Ballroom site that will receive high demand once it has planned utility access.

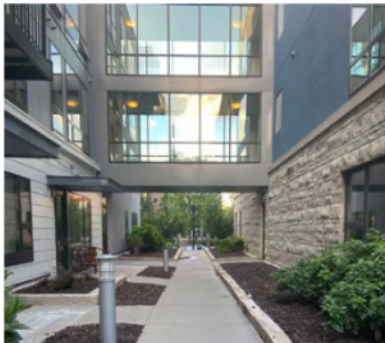
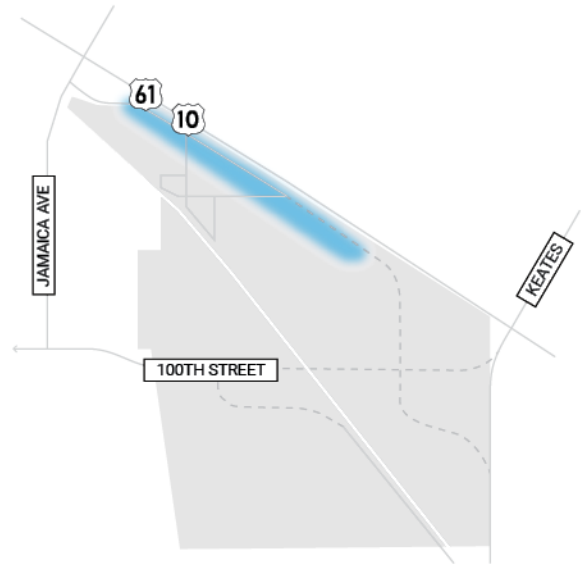
### Market Conditions

- A good location to fill deficit and demand for apartments in Cottage Grove.
- Taller buildings may be possible here to elevate above the highway.

### Physical Conditions

- Good highway frontage and visibility.
- Includes City-owned properties.
- Possible redevelopment opportunities.

### Precedent Images



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Zone D

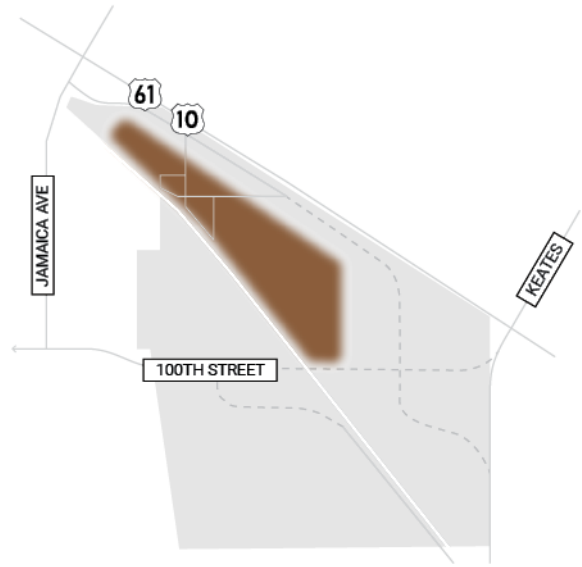
*Intent:* New housing in this area should build on the historic character of the existing Langdon Village with a variety of housing types and densities that feel neighborhood-oriented. The existing grid street pattern can be extended to create human-scaled blocks with other amenities to maintain the history and character of this part of Cottage Grove.

### Market Conditions

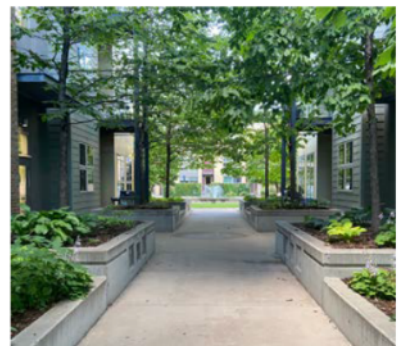
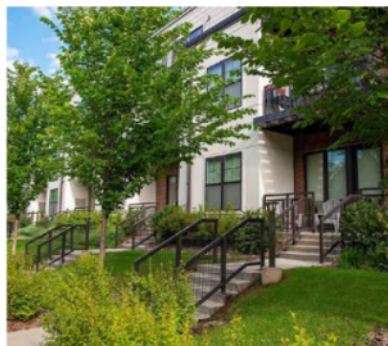
- One of the best locations to meet housing demand and population projections.
- Opportunity to diversify housing types.

### Physical Conditions

- Includes existing Langdon Village community.
- Bordered by rail corridor.
- Separated from highway traffic.
- Includes City-owned and some original historic Cottage Grove buildings.



### Precedent Images



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Zone E

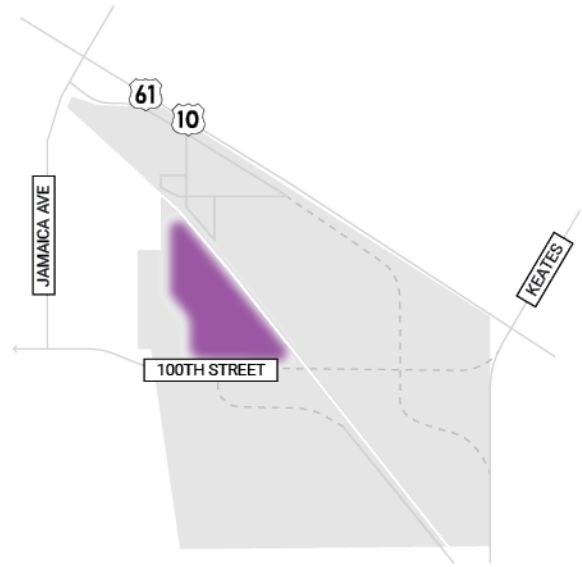
*Intent:* This area would be a quiet enclave for a residential neighborhood, especially if it is amenitized with recreational paths in the nearby wetland feature. Residents would have good access to 100th Street and its adjacent trail. It is too isolated for commercial uses, and likely even industrial uses.

### Market Conditions

- Demand for housing strong enough to also develop more, diverse housing types here.

### Physical Conditions

- Isolated enclave, sense of protection, makes the most sense for housing.
- Bordered by rail corridor and wetland area, opportunities to create an amenity along both.
- Will have direct access to new 100th Street.
- Further away from highway traffic.



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Zone F

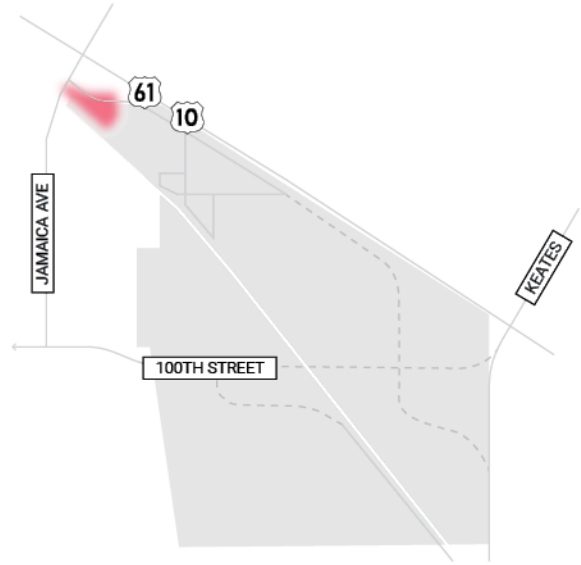
*Intent:* The storage facility is likely to be at this site for the long-term and could be a quiet neighbor to future adjacent development. If it does redevelop, retail and/or housing could contribute to a future Bus Rapid Transit station in the northwest quadrant of the Jamaica Avenue interchange.

### Market Conditions

- Existing use likely to remain, at least short-to-medium term.
- If redeveloped, good proximity to future transit, potential for retail and/or housing.

### Physical Conditions

- Highway access and visibility.
- Existing land use is storage facility.



### Precedent Images



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Zone G

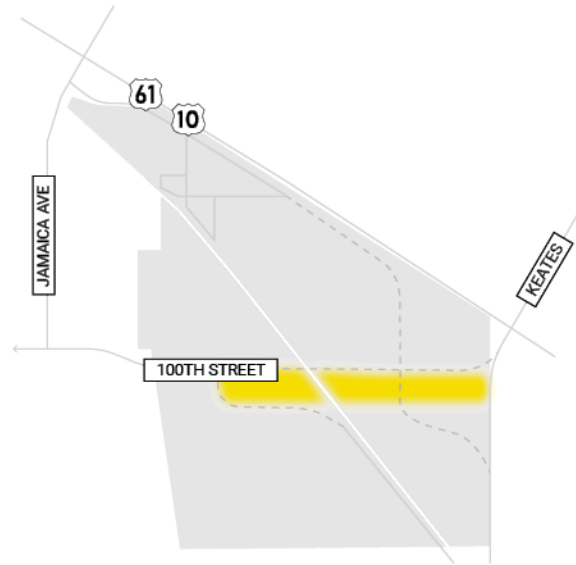
*Intent:* The market analysis revealed that most jobs in Cottage Grove are lower wage. The area presents an opportunity to bring more 21<sup>st</sup> century industrial businesses with higher wage jobs for Cottage Grove residents. Employees would be able to walk to the Focal Point and its amenities.

### Market Conditions

- Knowledge economy business park may like location.
- Could meet need for higher wage jobs in the city.
- Demand for industrial land in Cottage Grove will continue.

### Physical Conditions

- Along planned 100th Street, likely access to extension of West Point Douglas Road.
- Proximity to 3M facilities.
- No known physical development constraints.



### Precedent Images



# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## Zone H

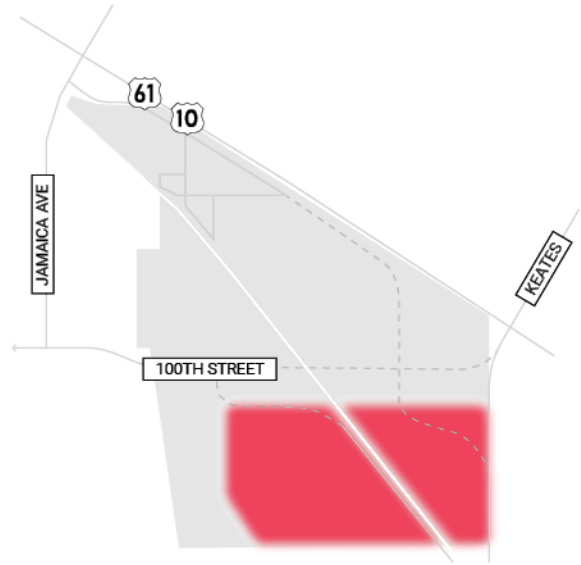
*Intent:* Development in this area is likely to be a longer-term goal, and demand depends on how the rest of the Study Area builds out. Its future development relies on 3M's interest in working with a developer to change its current use.

### Market Conditions

- Demand for industrial land in Cottage Grove will continue.

### Physical Conditions

- Limited visibility from highway.
- Proximity to 3M facilities.



### Precedent Images



## 5 Implementation

Implementation of the Innovation Village Small Area Plan vision fully revolves around the opening of the 100th Street extension. While no major changes in the Study Area are likely without this infrastructure, a series of steps should begin the day after adoption by the City Council to set this Plan in motion so every important detail is in place when that opening day arrives.

Because plan implementation requires both proactive and reactive steps for the City of Cottage Grove to take, this chapter is organized in multiple ways to serve the needs of City staff.

To revisit information in the Introduction of this plan, the City of Cottage Grove's two main roles for realizing the full potential of this plan are to:

Act proactively by:

- Making decisions for the future of publicly owned sites.
- Acquiring additional land at fair market value for public improvements.
- Programming streets, trails, parks and other infrastructure into the capital budget over time.
- Updating the comprehensive plan and zoning to match the Plan's land use direction.

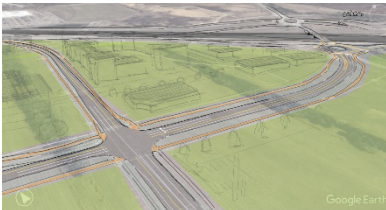
Act reactively by:

- Evaluating development proposals against this Plan (responsibility of City Planning Staff and the City Council).
- Guiding property owners on land use and zoning if/when they want to sell.
- Requiring developers to build necessary infrastructure as part of their development plans.
- Working with developers on how to maximize the benefit of their park dedication fee.

While the plan is not expected to be implemented exactly how it is laid out in the Concept Plan, this chapter identifies the actions that should be taken by the City of Cottage Grove and potential barriers to realizing the plan's vision.

### 5.1 Key Actions

This section outlines a strategic approach to implementation of this plan through policy and regulatory changes that set the framework and standards for both public and private investment, and a phasing strategy to show the City's commitment to realizing critical pieces of the plan's public realm priorities. Key Actions highlighted in this plan include:



**100th Street:** This County road will likely open in 2028 along with the connect of West Point Douglas Road and new utilities connecting into the Study Area. Once the road and utilities have been constructed, sites are expected to have immediate demand for change. The City will need to work proactively to set up the regulatory framework so no opportunities to realize the plan's full vision are lost when development pressure comes.



**Local Street Network:** The grid pattern of new local streets in the Study Area takes its cues from Langdon Villages layout of parcels and streets. While it is expected these streets will be built as part of proposed development, the intention is that they fulfill the priorities in this plan for a connected street grid with sidewalks and two-way traffic.

# INNOVATION VILLAGE

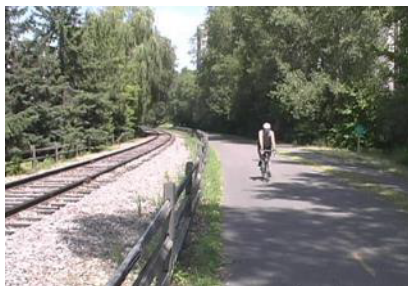
Highway 61 and Innovation Road – Small Area Plan



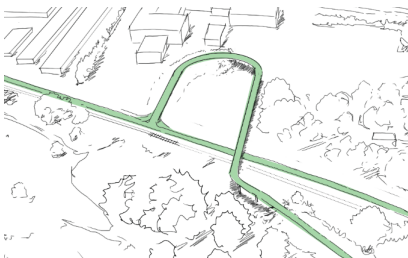
**Zone A Focal Point:** The Focal Point along the extension of West Point Douglas Road will be the most challenging strategy to implement but will reap the most rewards for the broader community. While a direct sale between a developer and 3M is the likely course, the City will influence the design and ownership of connected streets and a premier plaza space. The City of Cottage Grove will need a more concrete strategy for adjusting regulations to meet the ideal standard of vertical mixed-use development.



**Langdon Village Neighborhood Park:** The existing residents of Langdon Village have lived in an enclave of the city that is quiet and tight-knit. While these traits have been an asset, residents are also not connected to an efficient roadway and trail system and lack access to park amenities that other parts of the city benefit from. A small neighborhood park will enhance the community feel and offer a strong expansion of neighborhood amenities to future nearby residents.



**Innovation Loop Trail:** The trails proposed along the rail corridor connect to planned trails along the new roadway expansions of both 100th Street and West Point Douglas Road. The proposed trails are imagined to have a linear-park feel with adjacent landscaping and should offer good wayfinding signage for residents to take a walk or bike a loop around the neighborhood. Connections to the broader trail network purposefully integrate Innovation Village with the rest of the Cottage Grove community.



**Trail Pedestrian Bridge:** A pedestrian bridge over the rail corridor is an ambitious undertaking, but it will be worthwhile particularly when Innovation Village has established itself as a complete residential community. The space on either side of the rail corridor property should be preserved so the opportunity is not lost. The purpose of the trail pedestrian bridge is to make a connection across the tracks for residents to take advantage of the wetland amenity to the south.



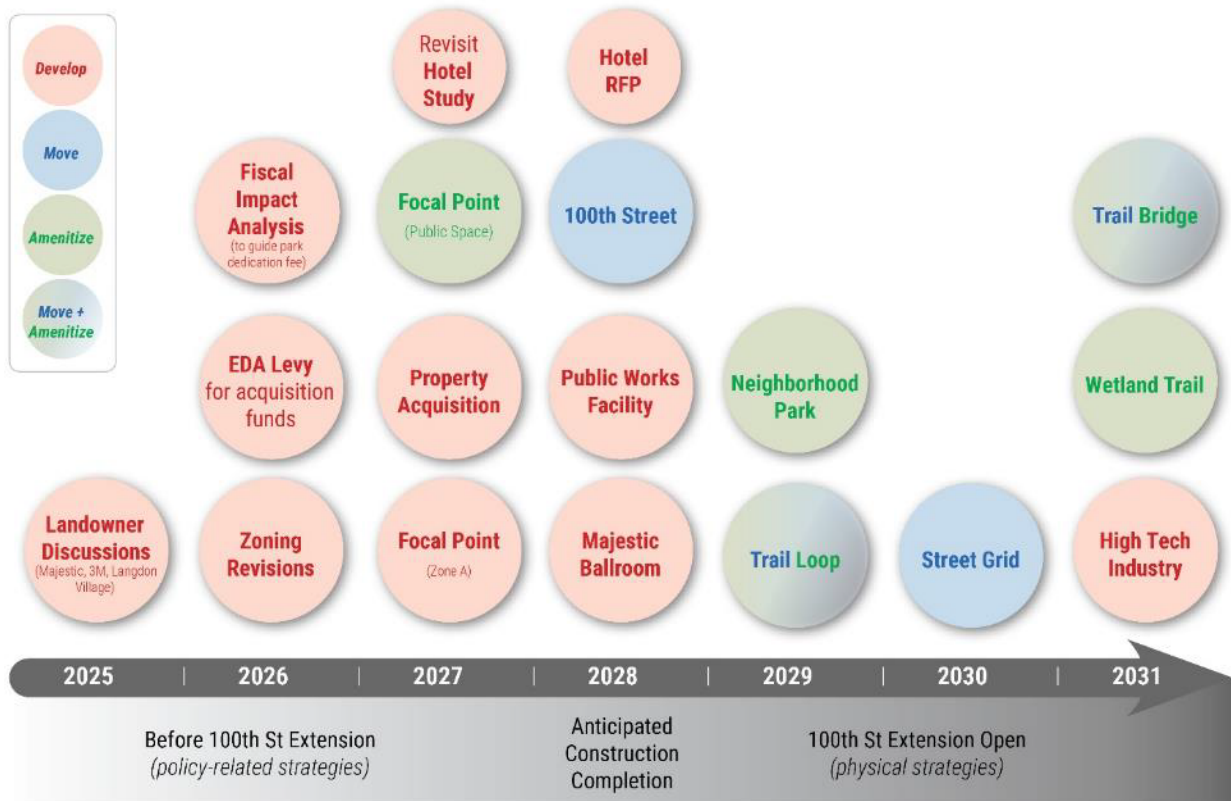
**Wetland Recreational Trail:** The trail pedestrian bridge can bring residents through a system of wetlands that are currently unreachable on private property. A passive trail system can offer opportunities for walking, bird watching, and simply enjoying nature. This trail is a longer-term strategy once more residents inhabit Innovation Village.

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan

## 5.2 Critical Path Timeline

The Critical Path Timeline assumes there is a sequencing of events required to achieve the full success of this plan. The timeline below assumes the 100th Street extension opens in 2028 and that many policy, regulatory, and programmatic steps need to happen to set up the area for the market demand expected with an expanded roadway network and utility services. Once the infrastructure is in place and functional, many of the key actions will be better positioned to come to fruition. Each of the Innovation Village Key Actions will need five years or more from plan adoption to obtain funding, phasing and acquisition, design, and construction completed, so this timeline should be seen as more of that “critical path” rather than specific deadlines to achieve.



### 5.3 Zoning and Future Land Use Recommendations

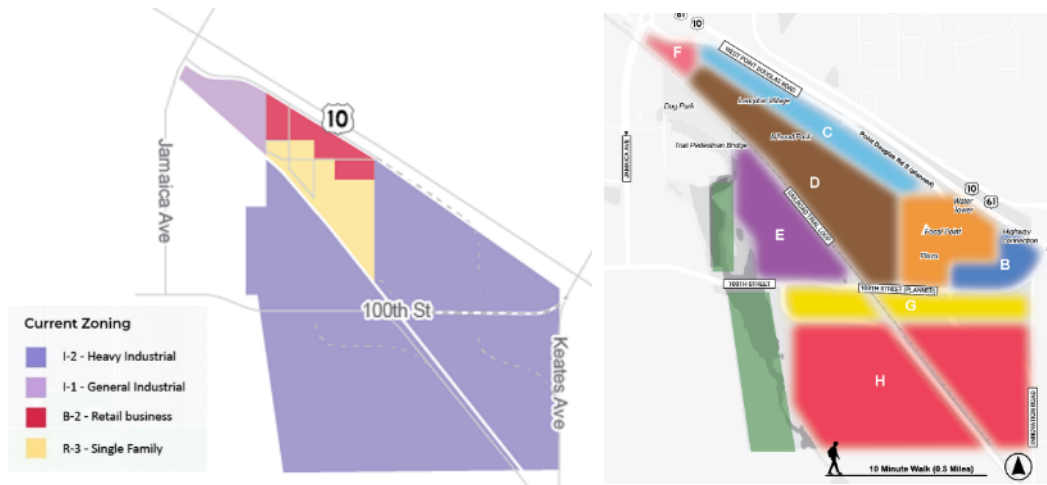
Implementation of this plan as presented will require changes to zoning and the Future Land Use Map in the Comprehensive Plan. This alignment of the The Plan with existing zoning and policy is particularly relevant when 100<sup>th</sup> Street opens with utility extensions to private properties.

The table below identifies recommended zoning district changes by each zone. The table on the following page presents Future Land Use recommendations.

<b>Zone</b>	<b>Existing Zoning District(s)</b>	<b>Recommended Zoning</b>	<b>Notes</b>
<b>A</b>	I-2	M-U	M-U is the best fit from existing districts, however apartments with commercial are conditional.
<b>B</b>	I-2	B-2	B-2 is the best fit which is slightly more restrictive than B-3 (which allows the following by right: adult uses, cannabis sales, construction and service shops, and furniture repair shops).
<b>C</b>	I-2, B-2	R-6	R-6 High Density Residential does not permit single family detached homes.
<b>D</b>	B-1, B-2, R-3, I-2	R-4	R-4 appears to be the best fit, although more research may be warranted to see if most missing middle types would fit into this district R-4 Transitional Residential purpose: to provide transitional areas that will allow a mixing of two-family dwellings and/or single-family dwellings on smaller lots where property is adjacent to a minor or major collector street and/or where property is adjacent to higher intensity development or land use.
<b>E</b>	I-1	R-4	R-5 Medium Density Residential does not allow single family dwellings by right.
<b>F</b>	I-2	M-U	This area is guided as mixed-use in the comprehensive plan.
<b>G</b>	I-2	I-1	I-2 is heavy industrial, whereas I-1 is general industrial.
<b>H</b>	I-2	No change	

# INNOVATION VILLAGE

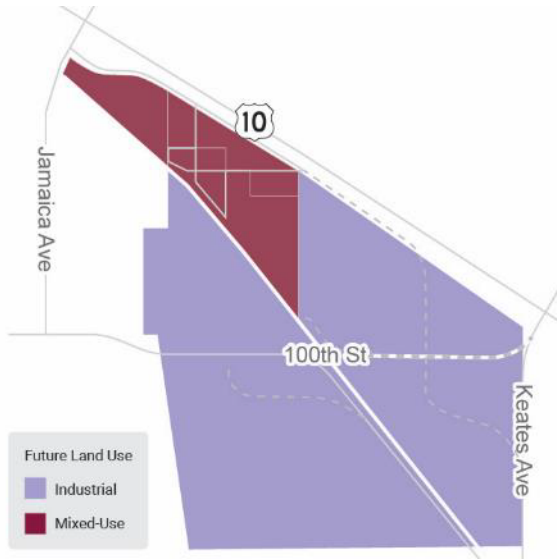
Highway 61 and Innovation Road – Small Area Plan



Zone	Existing FLU	Future FLU Alignment
<b>A</b>	Industrial	Mixed-Use
<b>B</b>	Industrial	Commercial
<b>C</b>	Industrial, Mixed-Use	High Density Residential
<b>D</b>	Mixed-Use, Industrial	Medium Density Residential
<b>E</b>	Industrial	Medium Density Residential
<b>F</b>	Industrial	Medium Density Residential
<b>G</b>	Industrial	No change
<b>H</b>	Industrial	No change

# INNOVATION VILLAGE

Highway 61 and Innovation Road – Small Area Plan



## 5.4 Property Phasing and Acquisition Strategy

Developers will approach participation in the Innovation Village vision with caution unless there are clear indications that the area will develop in the high quality manner envisioned in the plan. These strategies are focused on the main area of the proposed Innovation Village, between Highway 61 and the railroad right-of-way.

### Infrastructure Development

Proactive investment in public infrastructure will be a key ingredient in attracting development to the area. That encompasses the 100th Street extension and bridge, and the extension of West Point Douglas Road.

The City of Cottage Grove should also be committed to consolidating park dedication fees from the area's development to acquire and build the public spaces in the Zone A Focal Point and neighborhood park near Langdon Village. A fiscal impact analysis for future development in Innovation Village can identify the approximate amount of park dedication fee garnered by the development and how much is needed to implement those two public spaces.

Consideration should also be given to proactively developing key sections of the multi-use trail system in initial years of implementation to give more confidence to the market that the public amenities are real, not just on a map.

### Phasing

The first phase of development is likely to happen in and around the publicly-owned sites in Zones C and D. The City owns property surrounding the vacant Majestic Ballroom site and will likely issue a Request for Proposals (RFP) for both the publicly- and privately-owned properties. This may end up as the catalyst site that gives confidence to the market that the City of Cottage Grove is going to implement the vision for Innovation Village. To that end, City staff and decision-makers should aim for implementing the plan as true as possible to set up future development for doing the same. In the case of the Majestic Ballroom site, holding to the standards of dense housing with an interconnected street grid will be critical.



Figure 50: Study Area Aerial Map

Fostering the signature, mixed-use element of the plan in Zone A will take more concerted and coordinated effort to make a premier living and visiting destination. Since the land is owned by 3M as a private property owner, the City anticipates any future development will be a direct sale between 3M and a developer. The City would then work with that entity on land uses, design, and park dedication fee that can best achieve the vision. Subsidies may be warranted to incentivize vertical mixed-use development and a higher level of design and programming at the plaza. That will ensure the desirability of West Point Douglas Road frontage for other multifamily development projects, and open the door to the development of the lower-density multifamily neighborhoods in the rest of the plan area.

## 5.5 Implementation Matrix

The Implementation Matrix is considered the list of policies in support of the Innovation Village Small Area Plan. While intended to be robust and detailed, other strategies may arise that need more City staff and Council approval or formalization.

CATEGORIES	STRATEGIES	THEMES / PRIORITIES						ANTICIPATED TIMING	LEAD	RESOURCES
		Comfortable and connected walks	Variety of living options	Economic differentiation and growth	Distinctive spaces and places	Environmental stewardship	MUST HAVE			
DEVELOP (Land Use & Community Design)	Physical	Create buffer via berm and/or landscaping between railroad right-of-way and trail along north/east side of RR.	X			X	X		Developers	Park Dedication Fee
		Zone A: The "focal point" with vertical mixed-use, residential above ground floor commercial. Commercial development is envisioned as local, unique, and hip, with destination services.		X	X	X			City of Cottage Grove	EDA Levy for Acquisition
		Zone B: Commercial development which is more highway- or regionally oriented in nature, as the location with the most convenient access from the highway. This may include but is not limited to development such as a hotel, a gas station, and quick-serve restaurants.			X				Developers	
		Zones C, D, and F: An integrated mixture of medium and high density residential. The most intense/densest residential is proposed along or in closest proximity to Highway 61 and may feature a buffer between the highway via landscaping elements and trees.		X		X	X		Developers	Park Dedication Fee, EDA Levy for Acquisition
		Zone E: Maintain existing land uses in the near-to-medium term. Longer term, this area may be an opportunity for either mixed-use (residential and commercial), commercial, or higher-density residential that is highly compatible with residential neighbors to the south (i.e. good walking access to future small-scale businesses or development, or if more intense commercial development, a sufficient buffer).			X				Developers	
		Zones G and H: Reserved for industrial uses, with higher-quality building design fronting 100th Street in Zone G. These zones are intended to attract higher wage 21st Century business and jobs.			X				3M/Developers	
	Policy/ Program	Update the comprehensive plan for consistency with the small area plan.		X	X				City of Cottage Grove	
		Rezone the Study Area in accordance with the small area plan.		X	X				City of Cottage Grove	
		Create an EDA levy in support of necessary acquisition funds.		X	X				City of Cottage Grove	
		Work with developers to determine historic resources that are feasible to maintain and reuse.			X	X			Developers	Historic Preservation Tax Incentives
		Conduct a Fiscal Impact Analysis to determine how to use park dedication fees (and other tools) to implement Zone A plaza, Zone D neighborhood park, and new trails.	X			X	X		City of Cottage Grove	
		Create plan with City Council to move Public Works facility out of Study Area to make room for private development on site.		X	X				City of Cottage Grove	
		Coordinate any sale/RFP of Majestic Ballroom site to maximize benefit of consolidated City-owned properties.		X	X				City of Cottage Grove	
		When possible, create RFPs for City-owned sites to better promote sites for development types unique to Cottage Grove and to further control site design, infrastructure needs, and land use in the development agreement process.		X	X				City of Cottage Grove	
Physical	Create a transportation trail/linear park along the north/east side of the RR that connects into existing trail system.	X			X	X		City of Cottage Grove	Federal Transportation Alternatives (TA) and	

CATEGORIES	STRATEGIES	THEMES / PRIORITIES						ANTICIPATED TIMING	LEAD	RESOURCES		
		Comfortable and connected walks	Variety of living options	Economic differentiation and growth	Distinctive spaces and places	Environmental stewardship	MUST HAVE					
<b>MOVE</b> (Access and Mobility)										Recreational Trails Program (RTP), RAISE Grant		
		Build a trail pedestrian bridge over railroad right-of-way near 96th St S that connects either side of the RR, creating opportunities for trail connections between: WAG Farms Dog Park, proposed parks/trails on either side of RR ROW, existing/proposed residential on either side of RR ROW, proposed amenitized water bodies, trail system along future 100th Street extension, and Ravine Park.	X			X				City of Cottage Grove	RAISE Grant	
		Require developers to build a gridded street pattern consistent with this plan between existing Langdon Village residents, West Point Douglas Road, future 100th Street extension, and RR ROW. All new streets will have sidewalks.	X	X				X			Developers	
	<b>Policy/ Program</b>	Connect future residential north/east of the RR ROW to the proposed RR trail. All future cul-de-sacs or roads nearest the RR trail should have a trail connection.	X	X							Developers	
		Begin conversations with Canadian Pacific Railway about the plan's recommendations and any constraints that need to be accommodated with future improvements. Reintroduce "quiet zone" discussion.	X								City of Cottage Grove	
<b>AMENITIZE</b> (Parks and Public Space)	<b>Physical</b>	Create or reserve space (at least 0.5 acres) within Zone A on the west side of West Point Douglas Road for a public space, that may serve as more of a plaza space where, for example, a café might spill onto.			X	X				City of Cottage Grove	Park Dedication Fee	
		Create or reserve space in the north of Zone D, near or surrounding the historic school building, for a neighborhood park that is consistent with City standards.				X				City of Cottage Grove	Park Dedication Fee	
		Create a scenic trail/boardwalk through the wetlands owned by 3M in Zone F that connects to the pedestrian bridge and existing/proposed trail network.	X			X	X			City of Cottage Grove		
	<b>Policy/ Program</b>	Develop simple wayfinding for "Innovation Loop", the new trail system through the Study Area that is connecting to trails along 100th Street and north of Highway 61.	X							City of Cottage Grove	Federal Transportation Alternatives (TA) and Recreational Trails Program (RTP), RAISE Grant	
<b>ACTIVATE</b> (Marketing and Branding)	<b>Physical</b>	Identify and implement opportunity for public art at focal point in Zone A as part of "cultural placekeeping."				X				City of Cottage Grove	National Endowment for the Arts Our Town Grant	
	<b>Policy/ Program</b>	Define the neighborhood by establishing a brand/identity.			X	X				City of Cottage Grove	National Endowment for the Arts Our Town Grant	
		Creating a programming plan for the plaza space in Zone A which could include moving an existing community festival to that location.			X	X				City of Cottage Grove	National Endowment for the Arts Our Town Grant	