



Cottage Grove EDA

GROWTH PARTNERS

Scattered Site Commercial Projects...



Allina Expansion Ground Breaking

In January, Persona Studios opened a 1,397 square foot studio at 8599 West Point Douglas Road.

In October Allina Medical Clinic hosted a ground breaking for their 11,466 square foot clinic expansion. The expansion includes the addition of 33 exam rooms, adding a treatment room, a surgical procedure room and overall renovation of the interior.

The Blair Building, former location of Cottage Grove Fitness and Spa, began a complete interior and external remodel in 2008. Completion of the project will occur some time in 2009.

In the Jamaica Business District, Family and Cosmetic Dentistry completed a 1,772 square foot tenant buildout.

Acorn Mini Storage completed a new 8,247 square foot building. They also completed an interior remodel to an existing building.

Summerhill Crossing and Almar Village...

In the spring of 2008 Belissimo Salon and Day Spa completed a 1,928 square foot buildout in the Rygh Building at Summerhill Crossing.

Summerhill Liquors also completed a 3,503 square foot buildout in the Rygh Building in the summer of 2008. A ribbon-cutting dedication ceremony was held on June 13th.

Grove Dental Care completed a 1,874 square foot tenant buildout at Almar Village.



Summerhill Liquors Ribbon Cutting

Subdivision Development ...

As the nationwide slowdown in new housing construction continued during 2008, only 89 new homes were constructed in Cottage Grove during the year. Although housing construction in Cottage Grove remains far behind levels of a few years ago, we remain one of the leaders in new home construction in the Twin Cities metro area. While new housing starts in the Twin Cities metro area was down 40 percent in 2008 from the preceding year, the number of new homes built in Cottage Grove increased slightly. This number, however, remains far behind the typical 200-250 new homes built in the city over the past several years.

With no new residential subdivisions developed in 2008, the number of available lots in the city continued to decrease. By year end only 204 lots were available for construction in Cottage Grove. This is the lowest supply of new lots in the past 15 years.



For information on development opportunities in Cottage Grove call Howard Blin at (651) 458-2824 or Ryan Schroeder at (651) 458-2822
www.cottage-grove.org econdev@cottage-grove.org



2008 Annual Report

GROWTH PARTNERS



Completed Werner Electric Supply Facility

2008
ECONOMIC DEVELOPMENT
AUTHORITY

Fred Luden, President
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Introduction...

In 2008 commercial and industrial activity continued to move the City in a positive direction. There were 36 commercial and industrial building permits issued with a value of \$44,721,303, up from \$39,444,986 in 2007. New housing permits were up over 2007 numbers with 89 permits issued compared to 67 in 2007. The value of these 2008 residential permits is \$25,902,266. The City also issued numerous residential remodeling permits valued at \$11,418,539.

On March 31, 2007 the EDA held a strategic planning session where the members identified 6 key priorities for the next 2 years. In 2008 the EDA continued to pursue these priorities. They include; continued attraction of new industries, become a choice business location, ensure availability of retail opportunities, support and retain existing businesses, redevelop older commercial districts and influence issues critical to business site location decisions. Facilitation and attraction of quality development within all sectors continues to receive a high level of priority by both the EDA and City Council.

Over the years the City Council, EDA and City staff have aggressively marketed Cottage Grove as a viable location for all sectors of business. This marketing campaign has won numerous awards, most notably from the Economic Development Association of Minnesota (EDAM). Cottage Grove prides itself with the fact that we make the economic development process as easy as possible for the developer and/or end user. It is no secret that in order for the City to be successful we need businesses that are here, and those looking to (re)locate here, to be successful. We try to achieve this success in many different ways. Some of our priorities are:

- Ease of process
- Efficient land pricing
- Pro Business approach
- Great location

Good relationships are essential to economic development success. Cottage Grove has a vast network of relationships throughout the economic development, construction and business communities that make any project, no matter how big or small, a viable option in Cottage Grove.

Following is a brief description of projects and project areas that were either completed and/or under development within the community in 2008.

What's Available...

At any given moment Cottage Grove has numerous opportunities to purchase land, purchase an existing building or lease space in Cottage Grove. In order to make this search as easy as possible we have several options. The City has its own development opportunities website, www.cottage-grove.org/project_updates_commercial.htm. This website lists a number of options divided out by business district. We have also partnered with Metro MSP. They also list numerous location options in Cottage Grove and have a wonderful resource center to assist users. Their website can be found at www.metromsp.org. Another option is to contact our City Administrator/EDA Executive Director Ryan Schroeder at 651-458-2822 or rschroeder@cottage-grove.org with any questions and/or inquiries.



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Industrial Park ...

- *Industrial Park Continues to Grow and Add New Businesses!*
- *Graded Sites are Now Available!*

Cottage Grove Collision Center built a 17,496 square foot building at 7515 95th St. in the Industrial Park. The EDA sold this 1.99 acre parcel a number of years ago but the project came to fruition in 2008. Occupancy is expected to occur some time in early 2009.

Werner Electric Supply Minnesota completed their new headquarters in May. This project includes 36,188 square feet of office space and 86,400 square feet of warehouse space. The site provides the potential to add a second phase that would include an additional 12,080 square feet of office space and 75,150 square feet of warehouse space. Werner brought approximately 90 new jobs to Cottage Grove. A ribbon-cutting dedication ceremony was held on August 4th. A Family Fun Night was also held on August 8th at the Werner facility to celebrate the completion of the facility.



Cottage Grove Collision Center

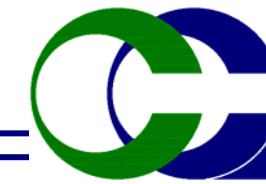
Wynn's USA, a global automotive and industrial chemical product manufacturer, completed a 2,400 square foot tenant buildout in the Hemingway Business Center.

CP Rail completed a 2,301 square foot addition to their facility on Ideal Ave.

The City acquired an interest in a 3.5 acre development site to be made available for development in 2009.

Thank You to our 2008 EDA Golf Outing Sponsors!

The 2009 event will be August 11th at River Oaks Golf Course. Please contact Jesse Swenson, 651-458-2833, for details.



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Gateway North Development District ...

Completion of the 146 unit, multi-faceted Presbyterian Homes senior housing facility at Norris Square occurred in February of 2008. A ribbon-cutting dedication ceremony was held on May 13th. Development on the adjacent 7 acre commercial property has been delayed, however, marketing continues to potential end users.

Cottage Grove Eye Care Clinic completed a 1,026 square foot remodeling project at 7430 80th St.

In the summer of 2008 work was completed on a new retaining wall, construction of a monument sign and sidewalk, and landscape plantings were installed on the northwest quadrant of 80th St. and Hardwood Ave. This completes the aesthetic improvements to this intersection.

In April, Independent School District 833 completed a tenant buildout of 3,822 square feet at the Village Green Mall.

The 80th Street Crossing mall, formerly G-Will Center, under took major improvements during the summer. Improvements include a new façade, landscaping, ponding and new parking lot, updating this 1960's era retail center.

After a protracted site search, Culver's was able to secure a location adjacent to Kohl's department store. The 4,278 square foot restaurant opened on October 6th. A ribbon-cutting dedication ceremony was held on October 15th.



Culver's Ribbon Cutting



Ribbon Cutting at White Pine Assisted Living Facility

During 2007 the grading and site work began for the Southpoint Ridge project. This project is on the north side of the Gateway North Development District, northeast of the 80th St./Highway 61 interchange. In 2008 the 42 unit White Pine assisted living facility was completed. A ribbon-cutting dedication ceremony was held on December 4th. The project plan also contemplates a 48-unit senior apartment building, two office buildings which are 15,000 square feet and 12,000 square feet and a two-story office condominium building. These pad sites are currently available.

Valvoline Instant Oil Change completed an exterior renovation to their facility on 80th St.

Super America also completed exterior renovations with new fuel pumps and islands installed.

Hollywood Video completed an interior remodel in order to enhance the aesthetics and maximize efficiency.

Business District Meetings...

On October 21st and October 23rd economic development staff and members of the EDA met with owners and/or managers of businesses in the Gateway and Industrial Park business districts. These meetings allow everyone to share information and have an open dialogue about what is occurring in the City.

GrowthPartner Awards...

GrowthPartner Award recipients for 2008 were Werner Electric, K. Hovanian Homes, Presbyterian Homes and Glendenning Farms. This was the first time all received this honor.