

Description	Cedar Point Commons		
Address	Northwest Quadrant of 66 th Street East and TH 77		
Total Square Feet	Super Target: 174,000 SF Home Depot: 102,500 SF Other Retail: 53,800 SF		
Agent/Broker	Bill McHale		
Developer Contact Person Phone #	Ryan Companies US, Inc. Molly Carson (612) 492-4000		
Owner Contact Person Phone #	Ryan Companies US, Inc. MollyCarson (612) 492-4000		
Architect	RSP Architects		
Land Size (acres)	29		
Status	Under Construction		
Completion Date	Fall 2007		
Type	Retail		
Height	1 story (35 feet)		
Parking Spaces	Approx. 1,550		
Tenant(s)	Super Target, Home Depot, TCF bank, restuarnt, and other retail		
Jobs	Super Target and Home Depot approx. 550-650 employees. Other Retail approx. 100-150 employees.		
Value of Project	\$ 41 Million		
Previous Site Value	\$9,773,800		
Previous Site Taxes	\$132,699.06		
Future Estimated Taxes	\$1.4 Milion		
HRA Redevelopment Project (Y or N)	Y		

LOOKING AT RICHFIELD

New Development

Description	LYNDALE GATEWAY: Mainstreet Village	LYNDALE GATEWAY: Casteel Place	LYNDALE GATEWAY: Kensington Park
Address	76 th to 77 th Street	76 th to 77 th Street ½ Block East of Garfield Avenue	76 th to 77 th Streets, Aldrich to Lyndale Avenues
Total Square Feet	Senior Housing: 172,245 Office: 38,295 Garage: 57,484	Townhomes: 67,688	Retail: 27,000 Lofts/Condos: 100,475 Garage: 39,120 Townhomes: 67,688
Agent/Broker	NA	NA	Residential: Dan or Lisa Basil (952) 475-9253 Commercial: Therese Reiling (952) 897-7738
Developer Contact Person Phone #	Twin City Christian Homes Nancy Starr (612) 861-2799	Ron Clark Construction Ron Clark (612) 947-3022	The Cornerstone Group Heidi Kurtze (952) 942-6900
Owner Contact Person Phone #	Main Street Village (612) 869-6584	Ron Clark Construction Ron Clark (612) 947-3022	The Cornerstone Group Heidi Kurtze (952) 942-6900
Architect	Tushie Montgomery	Tushie Montgomery	Elness, Swenson & Graham
Land Size (acres)	3.33	1.62	3.33
Status	Completed	Completed	Under Construction
Completion Date	Spring 2001	1 st 20 Units - April 2001 2 nd 20 Units - Sept. 2001	Fall/Winter 2004
Type	Senior Housing (161 units): Assisted (31 units) 1 BR (61 units) 2 BR (69 units) Density: 48 units/acre Office	Townhomes (40 units) Density: 25 units/acre	Townhomes (14 units) Lofts/Condos (94 units): Studios (19 units) 1 BR (32 units) 1 BR+ (21 units) 2 BR (16 units) 2 BR + (6 units) Density: 32 u/ac Retail
Height	4 stories (48')	2 & 3 stories (36')	Retail: 1 story (24') Townhomes: 2 stories (35') Lofts: 3 & 4 stories (42'-52')
Parking Spaces	Garage: 142 spaces Surface: 120 spaces Total: 242 spaces	48 garage stalls 8 off-street stalls	Garage: 117 spaces Surface: 145 spaces Townhomes: 28 garage stalls Total: 290 spaces
Tenant(s)	Twin City Christian Homes, Tushie Montgomery and Weis Builders	NA	Chipotle, Potbelly Sandwich Works, Noodles & Co., Starbuck's, Supercuts
Jobs			
Value of Project	\$14,126,000	\$4,937,200	\$25,904,580 (estimated)
Previous Site Value	\$1,489,091	\$593,204	\$2,435,600
Previous Site Taxes	\$35,378	\$6,330	\$68,292
Future Estimated Taxes	\$524,731	\$77,458	\$563,010
HRA Redevelopment Project (Y or N)	Y	Y	Y

Description	CITY BELLA	BEST BUY CORPORATE CAMPUS	WOODLAKE CENTRE
Address	Southwest quadrant of Lyndale & 66 th Street	76 th Street to I-494, Penn Avenue to Knox Avenue	Southeast corner of Lyndale & 66 th Street
Total Square Feet	Total: 429,201 Retail/restaurant: 18,860 Residential and Misc.: 281,937 Structured Parking: 128,404	Office: 1.59 million	Parking Ramp: 196,000 Multi-Family: 181,000 Commercial: 90,000 Assisted Living: 76,000 McDonald's: 4,500
Agent/Broker	Gramercy Corporation	N/A	N/A
Developer Contact/Phone	Gramercy Corporation Lou Stocco (612) 243-0467	Opus Northwest, LLC Tim Murnane (612) 656-4568	R.S.A Inc. Jan Susee (612) 861-8531
Owner Contact/Phone	Gramercy Corporation Lou Stocco (612) 243-0467	Best Buy Corp. Della Koplun (612) 291-1000	M&I Bank
Architect	Nicolas Palaia Designers Pollock Buchanan Architects	Opus Architects	Elness, Swenson & Graham
Land Size (acres)	4.5 acres	41.3 acres	11.48 acres
Status	Under Construction	Construction Completed	Construction Completed
Completion Date	Fall 2004	Winter 2003	February 2001
Type	Mixed Use: Retail & Residential 117 Cooperative units 2BR (86 units) 3BR (27 units) 2-story Townhomes (4 units) 27 Condominium units 2BR (27 units) 13 two-story Townhomes Density: 35 units/acre	4 office buildings; 1 parking ramp	Mixed Use: Retail, Office, & Residential "Pines" Assisted Living (78 units) Density (1.8 acres): 43 u/ac "Oaks" Apts (138 units) Efficiency (7 units) 1 BR (42 units) 2 BR (82 units) 3 BR (7 units) Density (5.5 acres): 25 u/ac
Height	12 Stories (120')	6-8 Stories (93'-123')	Bank (40')
Parking Spaces	444	7,500	Ramp: 670 Oaks underground: 138 Pines underground: 42 Commercial underground: 84 Surface: 113 Total: 1047
Tenant(s)	Senior Housing VFW Post 555	Best Buy Corporate	Richfield Bank & Trust, McDonald's Houlihan's, Dunn Brothers, Metro Dental
Jobs		Up to 7,500	
Value of Project	\$57,852,500 (estimated)	\$150,000,000	\$21,778,427
Previous Site Value	\$2,678,000	\$20,478,600	\$9,107,000
Previous Site Taxes	\$52,030	\$768,000	\$271,556
Future Estimated Taxes	\$600,150	\$7,200,000	\$860,329
HRA Redev. Proj. (Y/N)	Y	Y	Y

Description	GRAMERCY PARK
Address	710 Lakeshore Drive
Total Square Feet	Co-op: 327,400 VFW: 8,000
Agent/Broker	Gramercy Corp.
Developer Contact Person Phone #	Gramercy Corp. Lou Stocco (612) 861-1378
Owner Contact Person Phone #	Gramercy Corp. Lou Stocco (612) 861-1378
Architect	Nicolas Palaia, Designer & Cundy, Santeen and Associates
Land Size (acres)	1.7 acres
Status	Construction Completed
Completion Date	Fall 2000
Type	160 Unit Senior Cooperative Housing Density: 94 units/acre
Height	12 Stories (120')
Parking Spaces	232
Tenant(s)	Senior Housing VFW Post 5555
Value of Project	\$18,000,000
Previous Site Value	\$800,000
Previous Site Taxes	\$43,113
Future Estimated Taxes	\$560,476
HRA Redevelopment Project (Y or N)	Y

Description	MERIDIAN CROSSINGS	CANDLEWOOD HOTEL	GALYAN'S
Address	1 Meridian Crossings 2 Meridian Crossings	351 West 77th Street	1700 West 78 th Street
Total Square Feet	Phase I - app. 185,000 Phase II - app. 185,000 Total - 391,000 (inc.annex)	66,950	100,000
Agent/Broker	TOLD Development Co.	Candlewood Hotel Co.	CB Commercial
Developer Contact Person Phone #	TOLD Development Co. Gary Dreher (952) 420-9000	Candlewood Hotel Co. Andrew Chaney (316) 630-5511	Galyan's/ The Limited
Owner Contact Person Phone #	TOLD Development Co. Gary Dreher (952) 420-9000	Candlewood Hotel Co. Andrew Chaney (316) 630-5511	The Limited
Architect	Holleran Duitsman	Tushie Montgomery	Tushie Montgomery
Land Size (acres)	9.5 acres	2.41 acres	8 acres
Status	Phase I: Completed Phase II: Completed	Completed	Completed
Completion Date	Phase I - Spring, 1998 Phase II - Summer, 1999	Fall, 1998	Fall, 1997
Type	Office Park	Extended-Stay Hotel (134 units)	Retail
Height	Phase I - 8 Stories Phase II - 8 Stories	3 Stories	1 story (44')
Parking Spaces	approx. 1500	142	520
Tenant(s)	General Motors Financing Corp., BMC Industries, Quality Data Systems, Fourth Shift Corp.	Candlewood Hotel (possible future user on north side of the site)	Galyan's (potential for additional tenant in 20,000 sq. ft.)
Jobs			
Value of Project	\$45,900,000	\$5,000,000	\$9,600,000
Previous Site Value	\$1,000,000	\$1,386,149	\$3,950,000
Previous Site Taxes	Tax Exempt	\$1,412	\$254,360
Future Estimated Taxes	\$2,212,405	\$337,152	\$582,930
HRA Redevelopment Project (Y or N)	Y	N	Y

LOOKING AT RICHFIELD

New Development

Description	SOUTHDAL E SQUARE	RICHFIELD FLORAL & GARDENS	MINNESOTA VALLEY SCHOOL OF MUSIC
Address	3020 West 66 th Street	817 East 66 th Street	6601 Bloomington Ave.
Total Square Feet	9,430	4,000	6,800
Agent/Broker	N/A	N/A	N/A
Developer Contact Person Phone #	Cardinal Development Company	Patricia Harris and Nancy Greeman	Minnesota Valley School of Music
Owner Contact Person Phone #	Carlson Real Estate Co. Joanie Menapace 404-5005	Patricia Harris and Nancy Greeman	Mary Ann Montvedt and Kathryn Ellickson
Architect	Yaggy-Colby Assoc.	Dovolis, Johnson & Ruggieri	N/A
Land Size (acres)	0.69 acres	0.37 acres	0.61 acres
Status	Completed	Completed	Completed
Completion Date	Fall 1997	Summer 1998	Fall 1998
Type	Auto Service/Restaurant	Retail	School
Height	1 story (19')	1 story (14')	(30')
Parking Spaces	27	22	26
Tenant(s)	Tires Plus/Einstein's Bagels	Richfield Floral & Nursery	Minnesota Valley School of Music
Jobs			
Est. Value of Project	\$997,000	\$415,000	\$406,575
Previous Site Value	\$496,000	\$100,000	\$108,000
Previous Site Taxes	\$30,811	\$6,204	\$4,528
Future Estimated Taxes	N/A	\$23,760	\$20,269
HRA Redevelopment Project (Y or N)	N	Y	Y

Description	AMERICINN	TRANSMISSION SHOP	RICHFIELD TRANSMISSION
Address	1200 East 78 th Street	6958 Cedar Avenue	7444 Lyndale Avenue
Total Square Feet	30,933	8,600 addition (13,622 total)	4,400
Agent/Broker	Northern Hospitality Inc.	N/A	N/A
Developer Contact Person Phone #	Northern Hospitality Inc. Perry Platisha (218) 829-3323	Steve Jensen (612) 861-1666	Chuck Lowinske
Owner Contact Person Phone #	Northern Hospitality Inc. Perry Platisha (218) 829-3323	Steve Jensen (612) 861-1666	Chuck Lowinske
Architect	Truman Howel Architects	Bruce Schmitt & Assoc.	Bruce Schmitt & Assoc.
Land Size (acres)	1.11 acres	0.92 acres	0.44 acres
Status	Completed	Completed	Completed
Completion Date	Summer 1997	Fall 1997	Fall 1997
Type	58 Unit Hotel	Auto Service	Auto Service
Height	32'	24'	28'
Parking Spaces	58	44	24
Tenant(s)	AmericInn	Transmission Shop	Richfield Transmission
Jobs			
Est. Value of Project	\$2,600,000	Addition - \$338,524 Total Value - \$542,524	\$180,000
Previous Site Value	\$406,000	\$204,000	\$160,000
Previous Site Taxes	\$18,175	\$10,420	\$7,713
Future Estimated Taxes	\$158,000	\$16,505	\$8,677
HRA Redevelopment Project (Y or N)	N	N	N

Description	SHOPS AT LYNDALE - PHASE I	SHOPS AT LYNDALE - PHASE II	SHOPS AT LYNDALE (TOTAL PROJECT)
Address	77 th Street & Lyndale Avenue	77 th Street & Lyndale Avenue	77 th Street & Lyndale Avenue
Total Square Feet	116,605	114,169	230,774
Agent/Broker	CSM Corp.	CSM Corp.	CSM Corp.
Developer Contact Person Phone #	CSM Corp. Leasing Info: Bruce Carland (651) 646-1717	CSM Corp. Leasing Info: Bruce Carland (651) 646-1717	CSM Corp. Leasing Info: Bruce Carland (651) 646-1717
Owner Contact Person Phone #	CSM Corp. (651) 646-1717	CSM Corp. (651) 646-1717	CSM Corp. (651) 646-1717
Architect	Tushie Montgomery	Tushie Montgomery	Tushie Montgomery
Land Size (acres)	8.65 acres	8.79 acres	17.44 acres
Status	Completed	Completed	Completed
Completion Date	November 1995	Fall 1996	Fall 1996
Type	Retail	Retail/Restaurant	Retail/Restaurant
Height	28' structure 56' 9" w/pylon trim	28' structure 56' 9" w/pylon trim	28' structure 56' 9" w/pylon trim
Parking Spaces	578	520	1098
Tenant(s)	Petsmart, SportMart, Best Buy	Einstein Bros., Lands' End, Babies R Us, David's Bridal, Border's Books, Don Pablo's, Boston Market	See List
Jobs			
Value of Project	\$7,092,300	\$7,530,000	\$14,622,300
Previous Site Value	\$2,287,500	\$4,919,700	\$7,207,200
Previous Site Taxes	\$114,789	\$283,100	\$397,889
Future Estimated Taxes	\$448,000	\$475,700	\$923,700
HRA Redevelopment Project (Y or N)	Y	Y	Y