



**City Council Work Session
Tuesday, April 26, 2022 at 6:00 PM
Public Meeting Room**

AGENDA

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Farmer Seed and Nursery Site - Redevelopment Update
- 3. Future Discussion**
- 4. Adjournment**

Please contact the City Administrator's Office if you need special accommodations while attending this meeting



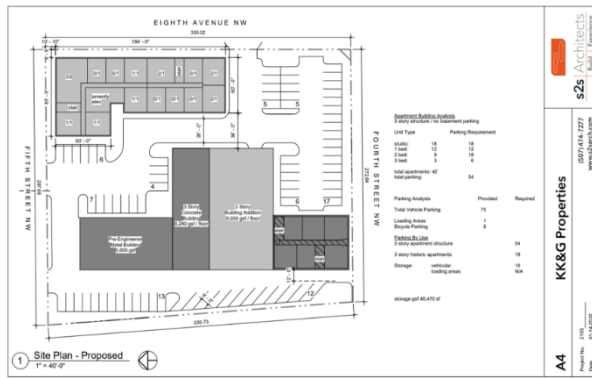
Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Deanna Kuennen, Community & Economic Development Director
MEETING DATE: April 26, 2022
SUBJECT: Farmer Seed and Nursery Site - Redevelopment Update

Discussion:

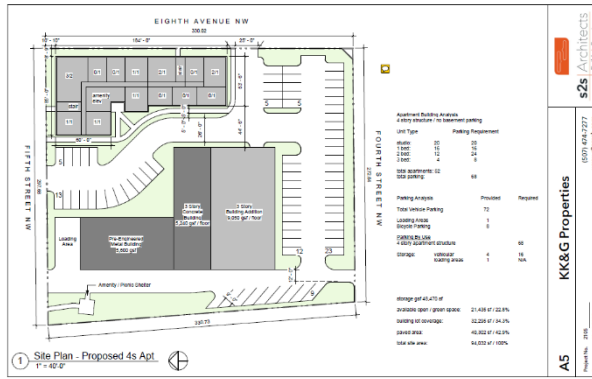
Late last year, KK&G Properties, LLC acquired the former Farmer Seed and Nursery Site with the intention of redeveloping the property into indoor storage. The buildings have been neglected over time, and after much analysis of the structural condition, KK&G Properties, LLC presented a concept that involved the demolition of four (4) of the seven (7) buildings on the site, rehabilitation of the oldest building built in the 1890's into apartments (closest to 4th Street NW), reuse of the remaining buildings, and new construction of both indoor storage and apartments. The City Council agreed to provide tax increment financing to support the proposed concept, and also authorized the submittal of a DEED Redevelopment Grant Application to help offset the project costs.

The DEED Redevelopment Grant was awarded (contract agreement still pending) in the amount of \$611,455. However, since the presentation of the redevelopment concept to the City Council and submittal of the grant application - the developer has continued to discover issues with both the existing building planned for rehabilitation into apartments and the the soils, making the reuse of that building financially unfeasible. Understanding the need for additional apartments in the community, the developers have revised their redevelopment concept to include the demolition of the oldest building to turn into parking, and a slightly larger new apartment building on the site.



Original Concept with reuse of historic building

Original Concept with reuse of historic building



New concept with removal of the historic building

New concept with removal of the historic building



New concept shown with color

The Farmer Seed building is listed on the national registry of historic places, and requires a Certificate of Appropriateness prior to demolition. The Heritage Preservation Commission (HPC) provided a Certificate of Appropriateness for the removal of the four (4) buildings in December 2021. A new application for demolition was heard by the HPC on April 20, 2022 - and also approved.

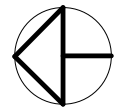
The purpose of the City Council Work Session discussion is to provide the City Council with an update on the status of the proposed redevelopment of the site and present the new redevelopment concept, since the new concept represents a significant change - no longer preserving the oldest portion of the Farmer Seed building. The developer is seeking continued support from the City Council for the new concept, and commitment of financial assistance for the proposed project with tax increment financing and DEED grants.

Attachments:

1. Original Site Plan - with historic apartments
2. Proposed Site Plan - without historic apartments
3. Color Rendering of Proposed Site Plan - without historic apartments



1 Site Plan - Proposed
1" = 40'-0"



Apartment Building Analysis
3 story structure / no basement parking

Unit Type		Parking Requirement
studio:	18	18
1 bed:	12	12
2 bed:	9	18
3 bed:	3	6
total apartments: 42		
total parking:		54

Parking Analysis		Provided	Required
Total Vehicle Parking		75	
Loading Areas		1	
Bicycle Parking		8	
Parking By Use			
3 story apartment structure			54
3 story historic apartments			18
Storage:	vehicular		16
	loading areas		N/A

storage gsf 48,470 sf



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KK&G Properties

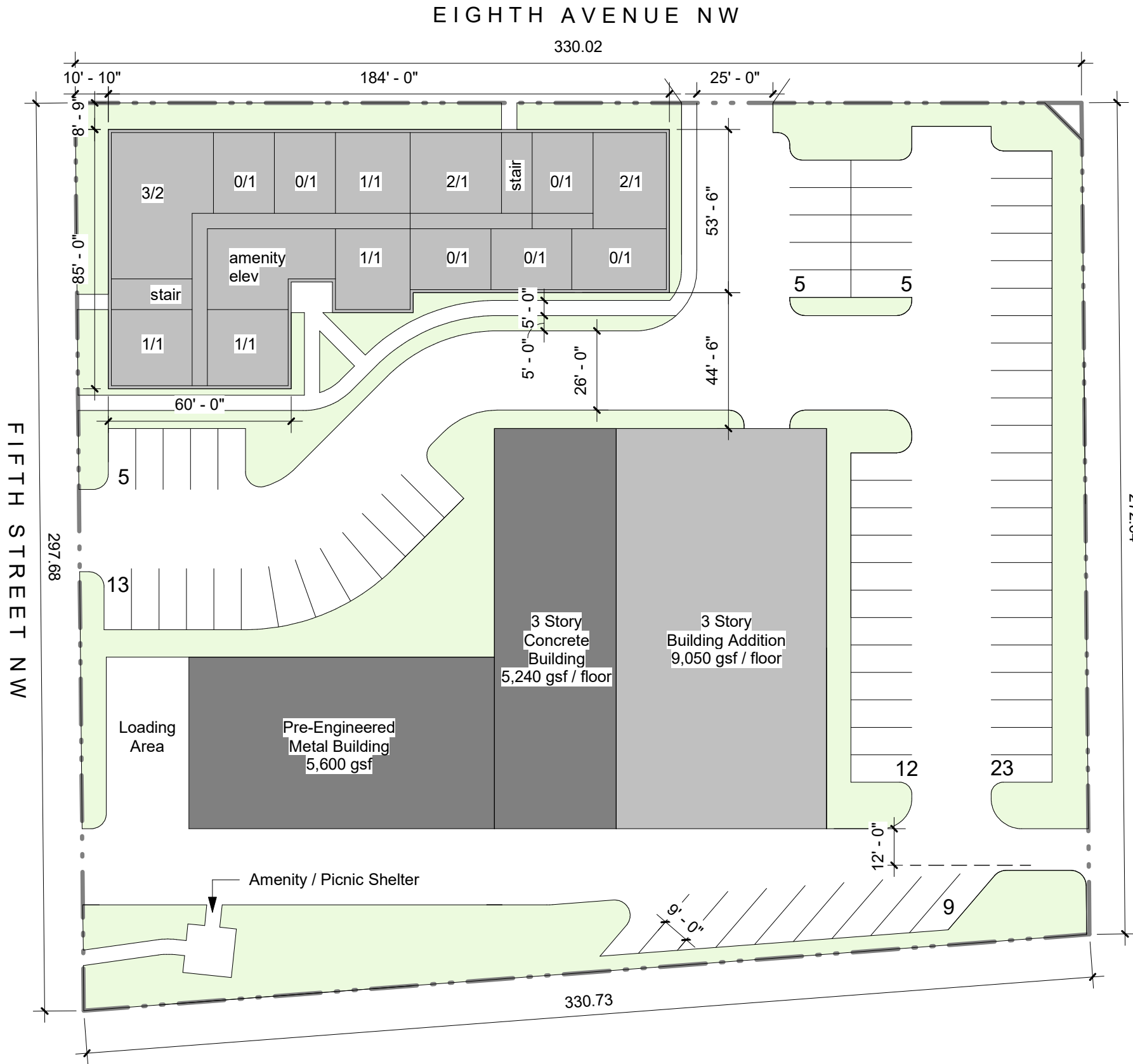
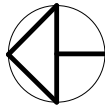
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www.s2sarch.com

Project No. 2105
Date 01-14-2022

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Site Plan - Proposed 4s Apt
1" = 40'-0"



Apartment Building Analysis
4 story structure / no basement parking

Unit Type		Parking Requirement
studio:	20	20
1 bed:	16	16
2 bed:	12	24
3 bed:	4	8
total apartments: 52		
total parking:		68

Parking Analysis		Provided	Required
Total Vehicle Parking		72	
Loading Areas		1	
Bicycle Parking		8	
Parking By Use			
4 story apartment structure			68
Storage:	vehicular	4	16
	loading areas	1	N/A

storage gsf 48,470 sf	
available open / green space:	21,435 sf / 22.8%
building lot coverage:	32,295 sf / 34.3%
paved area:	40,302 sf / 42.9%
total site area:	94,032 sf / 100%



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Project No. 2105
Date 03-31-2022



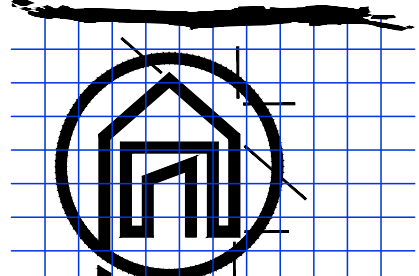
TYRIGHT - THE DESIGN CONNECTION 2022



NORTH

SITE PLAN

SCALE: 1"=30'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")



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PRELIMINARY
NOT FOR
CONSTRUCTION

MIDWEST FARIBAULT
MINNESOTA
FARIBAULT

PROJECT #:	22209
DRAWN BY:	CCH
CHECKED BY:	AJT
PRELIM DATE:	APRIL 13, 2022
BID SET DATE:	
FINAL SET DATE:	
REVISION:	
PRINTED:	Apr 14, 2022

PROPOSED
SITE PLAN

C1.0