

## Greater Mankato Business Pipeline Report

The following chart illustrates business/development investments occurring since January 1, 2012 or announced for future development. (updated: 1/9/2014)  
 Data on some of the projects is not yet available. The total square footage and construction costs may be much higher than the indicated sub-totals and totals.

| Primary Economy                   |                          |               |  |               |                           |             |                                   |                      |            |
|-----------------------------------|--------------------------|---------------|--|---------------|---------------------------|-------------|-----------------------------------|----------------------|------------|
| 2014                              |                          |               |  |               |                           |             |                                   |                      |            |
| Company                           | Location                 | City          | Description                                | Work Underway | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |            |
| Rapidan Dam                       | Blue Earth River         | Rapidan       | Electrical Generation                      | 2015          |                           |             |                                   |                      | Renovation |
| Fed Ex Ground Distribution Center | Energy Drive             | Mankato       | Regional distribution center               | 2014          |                           |             |                                   |                      | New        |
| Graybar                           | 1600 N Riverfront Dr     | Mankato       | Electrical Supplies                        | May 2014      |                           |             |                                   |                      | New        |
| Met-Con                           | 100 Warren St, Suite 101 | Mankato       | Construction                               | Nov 2014      |                           |             |                                   |                      | Buildout   |
| New Vision Feed                   | 3325 3rd Ave             | Mankato       | Agricultural                               | 2014          |                           |             |                                   |                      | New        |
| Imperial Plastics, Inc.           | Cty Road 3 & Power Drive | Mankato       | Plastic Manufacturing                      | Aug 2013      | 2014                      |             |                                   |                      | New        |
| Roger Reichel                     | 1711 Energy Drive        | Mankato       | Engineering/Manufacturing power generation | Feb 2014      |                           |             |                                   |                      | New        |
| Wal-Mart Distribution Center      | County Rd. 3             | Mankato       | Grocery distribution facility              | 2014          |                           |             |                                   |                      | New        |
| Unimin                            | 121 Saint Andrews Court  | Mankato       | Mining - North American Headquarters       | Oct 2014      |                           |             |                                   |                      | New        |
| Wells Concrete Products           | 161 Summit Ave           | Mankato       | Concrete-Construction                      | Feb 2014      |                           |             |                                   |                      | New        |
| Angie's Kettle Corn               | 1918 Lookout Dr          | North Mankato | Popcorn manufacturer                       | Oct 2014      |                           |             |                                   |                      | Renovation |
| Carlson Craft Catalog             | 1730 James Drive         | North Mankato | Stationary Printer                         | Jan 2014      |                           |             |                                   |                      | Renovation |
| Coloplast                         | 1940 Commerce Drive      | North Mankato | Medical Supply manufacturer                | May 2014      |                           |             |                                   |                      | Renovation |
| Corporate Graphics                | 1750 Northway Dr         | North Mankato | Printing                                   | Oct 2014      |                           |             |                                   |                      | Renovation |
| Corporate Graphics                | 1750 Northway Dr         | North Mankato | Printing                                   | Oct 2014      |                           |             |                                   |                      | Renovation |
| D&K Powder Coating                | 2240 Howard Drive        | North Mankato | Industrial Powder Coating and Storage      | Sept 2014     |                           |             |                                   |                      | New        |
| Future Holdings                   | 2120 Howard Drive W      | North Mankato |  | Jun 2014      |                           |             |                                   |                      | New        |
| Viessman Trucking                 | 1930 Lor Ray Drive       | North Mankato | Trucking                                   | Oct 2014      |                           |             |                                   |                      | Renovation |
| Wis Pack                          | 1707 Tower Blvd          | North Mankato | Cola manufacturer and distributor          | Jul 2014      |                           |             |                                   |                      | Renovation |
| Sub-Total                         |                          |               |  |               |                           | 655,100     | \$99,518,609                      |                      |            |

| Primary Economy             |                                    |              |                                |               |                           |             |                                   |                      |            |
|-----------------------------|------------------------------------|--------------|--------------------------------|---------------|---------------------------|-------------|-----------------------------------|----------------------|------------|
| 2013                        |                                    |              |                                |               |                           |             |                                   |                      |            |
| Company                     | Location                           | City         | Description                    | Work Underway | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |            |
| IFS Industrial Fab Services | Hwy 60                             | Lake Crystal | Manufacturer                   |               |                           |             |                                   |                      | Expansion  |
| Powder Werks                | 486 Scott Street                   | Lake Crystal | Painting/Powder Coating        |               |                           |             |                                   |                      | Expansion  |
| Cambria (confidential)      |                                    | Le Sueur     | Solid surface (i.e., counters) |               |                           |             |                                   |                      | Expansion  |
| Scott's -Bell 47            | Former Green Giant plant/warehouse | Le Sueur     | Helicopter manufacturing       |               |                           |             |                                   |                      | Renovation |
| Nifty                       | 921 Walnut Ave                     | Madison Lake | Warehousing and Distribution   | April, 2013   |                           |             |                                   |                      | Expansion  |
| Alliance Contracting, Inc.  | 1601 Monks Ave                     | Mankato      | Foots & Foundation             | Sept,2012     | Complete                  |             |                                   |                      | New        |
| Associated Finishing        | 320 Mallard Lane                   | Mankato      | Manufacturer                   | underway      | January, 2013             |             |                                   |                      | Expansion  |
| Heyn Business Complex LLC   | 20783 Foley Road                   | Mankato      | Construction (shop & storage)  | Dec, 2012     | Complete                  |             |                                   |                      | New        |
| D M Stamps & Specialties    | 1609 Riverfront Dr N               | Mankato      | Construction                   | Sept,2012     | Complete                  |             |                                   |                      | Renovation |
| DuPont Corn Research Center |                                    | Mankato      | Corn research center           |               | Mid-2013                  |             |                                   |                      | Expansion  |

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|                                       |                       |               |                                       |            |            |  |  |            |
|---------------------------------------|-----------------------|---------------|---------------------------------------|------------|------------|--|--|------------|
| Drummer's Garden Center               | 281 St Andrews Dr     | Mankato       | Greenhouse                            | Oct, 2012  | Complete   |  |  | New        |
| Calpine Energy Center                 | One Fazio Lane        | Mankato       | Power Plant                           | Fall, 2011 |            |  |  | New        |
| MRCI                                  | Energy Drive          | Mankato       | Day training and rehabilitation site. | Aug 2013   |            |  |  | New        |
| Volk Investments Company LLC          | 104 Lundin Blvd       | Mankato       | Investment Co. - Warehouse/Storage    | Dec, 2012  | Complete   |  |  | Renovation |
| Volk Transfer                         | 2205 7th Ave, Mankato | Mankato       | Trucking/Logistics                    | Mar 2013   | Sept, 2013 |  |  | Expansion  |
| <a href="#">Web Construction</a>      | 1400 Madison Ave      | Mankato       | Construction                          | Oct 2012   | Complete   |  |  | Renovation |
| Wells Concrete Products               | 111 Summit Ave        | Mankato       | Concrete                              | Dec 2013   |            |  |  | New        |
| Angie's Kettle Corn                   | 424 Belgrade Ave      | North Mankato | Food Manufacturer                     |            |            |  |  | Renovation |
| Building Fasteners                    | 2120 Howard Drive     | North Mankato | Wholesale Construction Supply         |            |            |  |  | Buildout   |
| <a href="#">Cemstone Products Co.</a> | Howard Drive West     | North Mankato | Sales/showroom concrete products      |            |            |  |  | New        |
| Pear Tree Greetings                   | 1985 Lookout Drive    | North Mankato | Printing/Design                       | Aug 2013   |            |  |  | Renovation |

Sub-Total                      586,356                      \$50,810,300

### Primary Economy

2012

| Company  | Location                  | City            | Description  | Work Underway | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |
|--|---------------------------|-----------------|--|---------------|---------------------------|-------------|-----------------------------------|----------------------|
| <a href="#">Le Sueur MMPA Digester Project</a> | Former sand mine south of | Le Sueur        | Food waste digester  | 2012          | Aug 2013                  |             |                                   | New                  |
| <a href="#">Agristrand Mankato, LLC</a>        | 221 Mohr Drive            | Mankato         | sustainable particle board and door core products from soy str | underway      | 2012                      |             |                                   | Renovation           |
| A&P Machine                                    | 101 Summit Avenue         | Mankato         | Machine Shop   | Summer, 2011  | Complete                  |             |                                   | New                  |
| Dotson Co.                                     | 200 Rock Street           | Mankato         | Iron casting   | underway      | Aug 2012                  |             |                                   | New/Expansion        |
| El Microcircuits                               | 69 Power Drive            | Mankato         | Manufacturer   | June, 2012    |                           |             |                                   | Expansion            |
| Mankato Regional Airport                       | 3140 Airport Road N       | Mankato         | Regional Airport   |               | 2012                      |             |                                   | New/Renovation       |
| Rooms & Rest                                   | North Riverfront Drive    | Mankato         | Warehouse  | Fall, 2012    | Complete                  |             |                                   | Renovation           |
| Davis Family Daries                            |                           | Nicollet County | Commercial dairy operation                                     | underway      | complete                  |             |                                   | New                  |
| Lindsay Windows & Door                         | Commerce Drive            | North Mankato   | Wooden window sashes,doors, screens & vinyl windows            | underway      | Spring, 2012              |             |                                   | New                  |

Sub-Total                      296,272                      \$50,831,200

**Primary Economy                      1,537,728                      \$201,160,109**

### Professional - Service Economy

2014

| Company                                    | Location                        | City    | Description             | Work Underway | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |
|--|---------------------------------|---------|-------------------------|---------------|---------------------------|-------------|-----------------------------------|----------------------|
| Abdo Eick Meyers                           | 100 Warren St                   | Mankato | Accountants             | Oct 2014      |                           |             |                                   | Buildout             |
| AgStar                                     | 1921 Premier Drive              | Mankato | Financial               | Jun 2014      |                           |             |                                   | Renovation           |
| <a href="#">Baxters Hair Salon</a>         | 1633 Monks Ave Suite 135        | Mankato | Salon                   | May 2014      |                           |             |                                   | Buildout             |
| <a href="#">Blethan, Gage &amp; Krause</a> | 100 Warren St                   | Mankato | Attorney                | Nov 2014      |                           |             |                                   | Buildout             |
| Drummer Office Park                        | 1044 S Victory Dr               | Mankato | speculative office park | Oct 2014      |                           |             |                                   | New                  |
| Drummer Office Park                        | 1048 S Victory Dr               | Mankato | speculative office park | Oct 2014      |                           |             |                                   | New                  |
| Edward Jones                               | 1400 S Riverfront Dr            | Mankato | Financial               | Oct 2014      |                           |             |                                   | Buildout             |
| <a href="#">Eskens and Peterson</a>        | 527 S Front St                  | Mankato | Attorney                | Nov 2014      |                           |             |                                   | Renovation           |
| <a href="#">Eskens and Peterson</a>        | 525 S Front St                  | Mankato | Attorney                | Jan 2014      |                           |             |                                   | Renovation           |
| <a href="#">Freedom Home Care, LLC</a>     | N 2nd St - City Center Building | Mankato | Home health care        | July 2014     |                           |             |                                   | Buildout             |
| <a href="#">Hair Salon</a>                 | 500 Holly Lane                  | Mankato | Hair Salon              | Jan 2014      |                           |             |                                   | Buildout             |
| Holtmeier Construction                     | 3301 3rd Ave                    | Mankato | Construction            | Jan 2014      |                           |             |                                   | Buildout             |
| Ideal Weight to B                          | 1400 S Riverfront Dr            | Mankato | Healthcare              | Oct 2014      |                           |             |                                   | Buildout             |
| <a href="#">ISD 77 Bond/Middle School</a>  | TBD                             | Mankato | Education               | 2016          |                           |             |                                   | New                  |
| Kato Insurance Agency                      | 802 S. Front St.                | Mankato | Insurance               | Apr 2014      |                           |             |                                   | Renovation           |
| <a href="#">Knutson and Casey</a>          | 196 St. Andrews Drive           | Mankato | Attorney                | Nov 2014      |                           |             |                                   | Buildout             |
| Madison Ave Commercial Center              | 1600 Madison Ave                | Mankato | Multiple                | Jun 2014      |                           |             |                                   | Renovation           |

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|   |                                 |               |                         |           |           |  |  |            |
|---|---------------------------------|---------------|-------------------------|-----------|-----------|--|--|------------|
| <i>Mayo Clinic Health Systems PT clinic</i> | 1400 Madison Ave                | Mankato       | Physical Therapy clinic | Aug 2014  |           |  |  | Expansion  |
| Miller Motors                               | 518 S Front St                  | Mankato       | Mechanic                | Dec 2013  |           |  |  | Demo       |
| <i>MSU Mankato Clinical Sciences</i>        | Minnesota State University      | Mankato       | Education               | 2015      |           |  |  | New        |
| <i>Multi-tenant building</i>                | 1400 S Riverfront Dr            | Mankato       | Office space            | July 2014 |           |  |  | Renovation |
| MVAC  | 706 N Victory Dr                | Mankato       | Non-profit food hub     | May 2014  |           |  |  | Buildout   |
| Northern Energy Homes                       | 1750 Bassett Dr                 | Mankato       | Custom home design      | Feb 2014  |           |  |  | Buildout   |
| Orthodontist Office                         | 1591 Tullamore St               | Mankato       | Orthodontist            | Dec 2013  |           |  |  | New        |
| Parking Ramp                                | 100 Warren St                   | Mankato       | Parking                 | Dec 2013  |           |  |  | New        |
| Pediatric Therapy Services                  | 150 St Andrews Ct Suite 310     | Mankato       | Healthcare              | Dec 2013  |           |  |  | Buildout   |
| Phoenix Recovery Programs                   | 227 Main St                     | Mankato       | Healthcare              | Dec 2013  |           |  |  | Renovation |
| <i>Pool Hall</i>                            | 121 E Cherry St                 | Mankato       | Pool Hall               | Aug 2014  |           |  |  | Buildout   |
| <i>Prime Source Funding</i>                 | 1751 N Victory Drive, Suite 500 | Mankato       | Financial               | Oct 2014  |           |  |  | Buildout   |
| Ridley Office Building (ground work)        | Cherry and Riverfront Dr        | Mankato       | Class A Office          | Oct 2014  |           |  |  | New        |
| Riverview LLC                               | 505 N Riverfront Dr             | Mankato       | Healthcare              | Jan 2014  |           |  |  | Buildout   |
| <i>Sanford Health</i>                       | 511 Holly Lane                  | Mankato       | Healthcare              | Feb 2014  |           |  |  | Buildout   |
| <i>Turning Point Management</i>             | 100 Warren St                   | Mankato       | Business Services       | Nov 2014  |           |  |  | Buildout   |
| United Prairie Bank                         | 10 Firestone Drive              | Mankato       | Bank                    | Jun 2014  |           |  |  | Renovation |
| Verizon Wireless Center                     | 1 Civic Center Plaza            | Mankato       | Civic Center            |           |           |  |  | Expansion  |
| YMCA  | 1401 S Riverfront Dr            | Mankato       | Fitness                 | May 2014  |           |  |  | Renovation |
| KEYC  | 1570 Lookout Drive              | North Mankato | Television Station      | Aug 2014  |           |  |  | Renovation |
| Bushaw Business Services                    | 403 S Minnesota Ave             | Saint Peter   | Consulting              | Aug 2014  | Nov 2014  |  |  | Renovation |
| <i>MN Regional Treatment Center</i>         | 100 Freeman Drive               | Saint Peter   | Government              | Sept 2014 | Fall 2015 |  |  | Expansion  |
| Nicollet County Health-Human Serv           | Minnesota Ave                   | Saint Peter   | Government              | Mar 2014  | Oct 2015  |  |  | New        |
| <i>River Valley Birth Center</i>            | 516 W Park Row                  | Saint Peter   | Healthcare              | Mar 2014  | July 2014 |  |  | Renovation |

Sub-Total                      178,971                      \$212,974,024

### Professional - Service Economy

2013

| Company                                     | Location                           | City         | Description              | Work Underway | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |
|---|------------------------------------|--------------|--------------------------|---------------|---------------------------|-------------|-----------------------------------|----------------------|
| <i>Engineering Service</i>                  | Main Street                        | Madison Lake | Engineering Service      |               |                           |             |                                   | New                  |
| <i>Bridge Plaza</i>                         | 209 N Riverfront Drive             | Mankato      | Mixed Use Commercial     |               |                           |             |                                   | New                  |
| <i>Alliance Health Care</i>                 | 1400 Madison Ave Suite 212         | Mankato      | healthcare               | Aug 2013      |                           |             |                                   | Buildout             |
| American Engineering Testing                | 1730 1st Ave                       | Mankato      | Engineering Service      |               |                           |             |                                   | Renovation           |
| <i>Beltone Hearing Center</i>               | 1400 Madison Ave Suite 218         | Mankato      | Healthcare/clinic        | Aug 2013      |                           |             |                                   | Buildout             |
| Board of Water & Soil Services              | 12 Civic Center Plaza, Suite 3000C | Mankato      | Water and soil services  | Dec 2012      | Complete                  |             |                                   | Renovation           |
| Century 21 Realty - Landmark Realtors       | 921 Madison Ave                    | Mankato      | Office                   | Aug, 2013     |                           |             |                                   |                      |
| <i>Child Care Center</i>                    | 160 St. Andrews Dr. Suite 150      | Mankato      | Childcare                | Aug 2013      |                           |             |                                   | new                  |
| <i>Children's Museum of Southern MN</i>     | 224 Lamm St                        | Mankato      | Museum                   | Jul 2014      | 2014                      |             |                                   | Renovation           |
| Davis Wealth Management                     | 150 St. Andrews Ct. Ste 220        | Mankato      | Financial Planning       | Sept 2012     | Complete                  |             |                                   | Renovation           |
| Davita Dialysis                             | 1400 Madison Ave                   | Mankato      | healthcare               |               |                           |             |                                   | Renovation           |
| FBI   | 209 S 2nd St                       | Mankato      | Government               | Aug 2013      |                           |             |                                   | Buildout             |
| <i>Fitness for \$10</i>                     | 1351 Madison Ave                   | Mankato      | Fitness Center           | May 2013      | Complete                  |             |                                   | Renovation           |
| Furs-a-Flyin'                               | 1522 N Riverfront Drive            | Mankato      | Pet grooming service     | Dec 2012      | Complete                  |             |                                   | Renovation           |
| Hendrycks Bruce R CPA                       | 1628 S Riverfront Dr.              | Mankato      | Accounting Firm          | Oct 2012      | Complete                  |             |                                   | Expansion            |
| I&S Group                                   | 115 Hickory St. E                  | Mankato      | Engineering Service      | Nov 2013      |                           |             |                                   | Buildout             |
| <i>Laundromat</i>                           | 2152 Hoffman Road                  | Mankato      | Laundry                  | Feb 2013      | Complete                  |             |                                   | Renovation           |
| Lifeworks                                   | 201 Victory Drive N                | Mankato      | Labor                    | Dec 2013      |                           |             |                                   | Buildout             |
| <i>Mankato Clinic - Pediatrics Addition</i> | 1421 Premier Drive                 | Mankato      | Children's Health Center | Jun 2013      | 2014                      |             |                                   | Expansion            |
| Mankato Clinic                              | 1230 Main St                       | Mankato      | Healthcare/clinic        | Feb 2013      | Complete                  |             |                                   | Renovation           |
| Mankato Loyola Catholic Schools             | 145 Good Counsel Drive             | Mankato      | Education                | July, 2010    | Complete                  |             |                                   | New/Renovation       |
| Mankato Vision Center                       | 1874 Madison Ave                   | Mankato      | Optometrist              | Dec 2013      |                           |             |                                   | Renovation           |
| Manpower Staffing                           | 1645 Mankato Place                 | Mankato      | Employment/Staffing      | Feb 2013      | Complete                  |             |                                   | Renovation           |
| Mathnasium                                  | 521 Hope Street                    | Mankato      | Math Tutoring            |               | Complete                  |             |                                   | Renovation           |
| Medical Practices - Trong Ho                | 1591 Tullamore St                  | Mankato      | Medical campus           |               |                           |             |                                   | New                  |

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|   |                                |               |                                     |             |                |  |  |            |
|---|--------------------------------|---------------|-------------------------------------|-------------|----------------|--|--|------------|
| Mixed use building                          | 1601 Monks Ave                 | Mankato       | Mixed Use Commercial                | Sept 2012   | Complete       |  |  | Renovation |
| MSU Sport & Performance Psychology          | 1600 Warren Street             | Mankato       | Education                           |             | Complete       |  |  | Renovation |
| <i>New Building [Exterior Shell only]</i>   | 151 St. Andrews Ct 210         | Mankato       | Office                              | Sept 2012   | Complete       |  |  | Renovation |
| <i>Profinium Place</i>                      | 100 Warren St                  | Mankato       | Office Building                     | 2013        | 2014           |  |  | New        |
| <i>Office Building</i>                      | 196 St. Andrews Dr.            | Mankato       | Office Building                     | Oct 2013    |                |  |  | New        |
| Offices (unknown)                           | 915 S Front St                 | Mankato       | Office                              |             |                |  |  | Buildout   |
| Open Door Health Center                     | 309 Holly Lane                 | Mankato       | Healthcare/clinic                   | June, 2013  |                |  |  | Expansion  |
| Ophthalmology Associates                    | 1630 Adams                     | Mankato       | Healthcare/clinic                   | Aug 2013    |                |  |  | Renovation |
| <i>Planet Fitness</i>                       | 1859 Adams St                  | Mankato       | Fitness Center                      | Summer 2013 | Winter 2013    |  |  | Buildout   |
| Prime Lending                               | 1400 Madison Ave Suite 616     | Mankato       | Unknown                             |             | Complete       |  |  | Buildout   |
| Rabo Agri Financial                         | 151 St. Andrews Ct 110         | Mankato       | Financial institution               |             | Complete       |  |  | New        |
| Region 9 Dev Commission                     | 10 Civic Center Plaza, Suite 3 | Mankato       | Government                          |             |                |  |  | Buildout   |
| Survey Services                             | 151 St. Andrews Court #400     | Mankato       | Surveying                           |             | Complete       |  |  | New        |
| <i>VINE Faith in Action</i>                 | 410 Jackson Street E           | Mankato       | Non-profit services                 |             |                |  |  | Renovation |
| Western Specialized                         | 111/121 Summit Avenue          | Mankato       | Trucking Service                    | Aug 2012    | Complete       |  |  | New        |
| Verizon Wireless Center                     | 1 Civic Center Plaza           | Mankato       | Community facility - ice system     | Apr 2013    | Aug 2014       |  |  | Renovation |
| <i>Mapleton Community Home</i>              | 301 Troendle Street SW         | Mapleton      | Assisted Living - health & wellness |             | underway       |  |  | New        |
| American Family Insurance                   | 1710 Commerce Drive            | North Mankato | Insurance                           | Aug 2013    |                |  |  | Buildout   |
| (former coin laundry)                       | Belgrade Avenue                | North Mankato | Commercial                          |             |                |  |  | Renovation |
| Braun Intertec                              | 2120 Howard Drive Suite A&B    | North Mankato | Engineering Service                 |             |                |  |  | Buildout   |
| Carlson Wedding Service                     | 1750 Tower Blvd                | North Mankato | Wedding Services                    | Oct 2013    |                |  |  | Renovation |
| Frandsen Bank                               | 245 Belgrade                   | North Mankato | Financial institution               |             |                |  |  | Renovation |
| <i>Logistics Company</i>                    | 1750 Commerce Dr Suite 110     | North Mankato | Logistics                           | Oct 2013    |                |  |  | Buildout   |
| North Mankato Mortuary                      | 2060 Commerce Drive            | North Mankato | Mortuary                            |             |                |  |  | Renovation |
| <i>Peter Pan Preschool &amp; Child Care</i> | 2195 Rolling Green Lane        | North Mankato | Day care center                     | Apr 2013    |                |  |  | New        |
| Pioneer Bank                                | 1735 Commerce Drive Mankato    | North Mankato | Financial institution               | Feb 2013    | complete       |  |  | Expansion  |
| City of St. Peter - Substations             |                                | Saint Peter   | Water Treatment Plant               |             | November, 2010 |  |  | New        |

Sub-Total                      387,438                      \$47,846,859

#### Professional - Service Economy

2012

| Company                      | Location                      | City    | Description                               | Work Underway   | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |
|------------------------------|-------------------------------|---------|---|-----------------|---------------------------|-------------|-----------------------------------|----------------------|
| Affordable Towing            | 600 Summit Avenue             | Mankato | Towing Service                            | May, 2011       | Complete                  |             |                                   | New                  |
| Coldwell Banker Fisher Group | 1961 Premier Drive, Suite 404 | Mankato | Commercial Realtors & Property Management | September, 2012 | Complete                  |             |                                   | Renovation           |
| Gallery 19                   | 607 S. Front Street           | Mankato | Photography                               | Summer, 2011    | Complete                  |             |                                   | Renovation           |
| Heco Building Redevelopment  | 129 E. Hickory Street         | Mankato | Office                                    |                 | Complete                  |             |                                   | Renovation           |
| James Bluseth Accounting     | 120 Augusta CT N Ste 105      | Mankato | Accounting Firm                           |                 | Complete                  |             |                                   | Renovation           |
| Mayo Clinic Health System    | 1025 Marsh Street             | Mankato | Medical - Emergency Room                  | August, 2010    | Complete                  |             |                                   | New/Renovation       |
| MSU Mankato                  |                               | Mankato | Residence Hall                            | September, 2010 | Complete                  |             |                                   | New                  |
| MVAC                         | 706 Victory Drive N           | Mankato | Non-profit                                |                 | Complete                  |             |                                   | Renovation/new       |

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| Project Name                                      | Address                  | City          | Description               | Start Date      | Status   | Estimated Construction Costs (\$) | Type of Construction |
|---|--------------------------|---------------|---------------------------|-----------------|----------|-----------------------------------|----------------------|
| Public Safety Center                              | 710 S. Front Street      | Mankato       | Government                | January, 2012   | Complete |                                   | New                  |
| <i>Quick Lane - Construct Tire &amp; Auto Ctr</i> | 1925 Madison Avenue      | Mankato       | Tire & Auto Center        | underway        | Complete |                                   | New                  |
| US Bank   | 115 Hickory Street       | Mankato       | Financial institution     | Spring, 2012    | Complete |                                   | Renovation           |
| YMCA  | 1401 Riverfront Dr. S    | Mankato       | Service                   | underway        | Complete |                                   | Renovation           |
| <i>(former Dollar Store)</i>                      | 422 Belgrade Avenue      | North Mankato | Commercial / Residential  |                 | Complete |                                   | Renovation           |
| Natural Pathways                                  | 229 Belgrade Avenue      | North Mankato | Holistic Wellness Center  | January, 2011   | Complete |                                   | Renovation           |
| <i>North Mankato Animal Hospital</i>              | 1765 Commerce Dr         | North Mankato | Animal Health             | Fall, 2011      | Complete |                                   | Renovation           |
| Arrow Ace Hardware Offices                        | 200 S Minnesota Ave      | Saint Peter   | Hardware Store            | underway        | Complete |                                   | Renovation           |
| <i>Benedictine Health Services</i>                | 1906 North Sunrise Drive | Saint Peter   | Senior Housing            | underway        | Complete |                                   | New                  |
| Counseling Services of S. Minnesota               | 1306 Marshall Street     | Saint Peter   | Mental Health Services    | July, 2011      | Complete |                                   | New                  |
| Ecumen Prairie Hill                               | 1305 Marshall Street     | Saint Peter   | Senior Housing w/Services | underway        | Complete |                                   | New                  |
| Fantastic Sam's                                   | Minnesota Avenue         | Saint Peter   | Hair Salon                | underway        | Complete |                                   | New                  |
| Gustavus Adolphus College                         |                          | Saint Peter   | Academic Building         | underway        | Complete |                                   | New                  |
| <i>Hesse Insurance</i>                            | 211 West Nassau          | Saint Peter   | Insurance                 | Fall 2012       | Complete |                                   | Renovation           |
| Riley/Tanis PA                                    | 324 South Minnesota Ave  | Saint Peter   | Law Office                | September, 2011 | Complete |                                   | Expansion            |
| <i>Sew Boutique</i>                               | 213 S Minnesota Ave      | Saint Peter   | Seamstress                | Fall 2012       | Complete |                                   | Renovation           |
| Sioux Trails Mental Health Center                 | 1301 Marshall Street     | Saint Peter   | Mental Health Services    | October, 2011   | Complete |                                   | New                  |
| <i>Zender State Farm Insurance</i>                | 319 S Minnesota Street   | Saint Peter   | Insurance                 |                 | Complete |                                   | Renovation           |

Sub-Total                      405,599                      \$80,077,871

**Professional - Service Economy                      793,037                      \$340,898,754**

### Retail - Consumer Economy

2014

| Company                            | Location                 | City    | Description                 | Work Underway | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |
|------------------------------------|--------------------------|---------|-----------------------------|---------------|---------------------------|-------------|-----------------------------------|----------------------|
| American Eagle                     | 1850 Adams St, Suite 508 | Mankato | Clothing retailer           | Feb 2014      |                           |             |                                   | Renovation           |
| <i>Bicker Inn Irish Pub</i>        | 100 E Walnut St          | Mankato | Bar and restaurant          | Aug 2014      |                           |             |                                   | Renovation           |
| <i>Bull Chicks</i>                 | 511 Holly Lane           | Mankato | Restaurant                  | Feb 2014      |                           |             |                                   | Buildout             |
| <i>Burrito Wings Mexican Grill</i> | 302 Stadium Road         | Mankato | Restaurant                  | Apr 2014      |                           |             |                                   | Buildout             |
| Caribou Coffee                     | 1680 Warren St           | Mankato | Coffee Shop                 | Jan 2014      |                           |             |                                   | Buildout             |
| Cellular One                       | 1640 E Madison Ave       | Mankato | Telecommunications          | Feb 2014      |                           |             |                                   |                      |
| <i>Cine Grand</i>                  | 12 Civic Center Plaza    | Mankato | Movie Theater               | Oct 2014      |                           |             |                                   | Renovation           |
| CVS                                | 1175 Madison Ave         | Mankato | Retail Pharmacy             | Oct 2014      |                           |             |                                   | Renovation           |
| <i>Eatery Tap</i>                  | 1521 Tullamore St.       | Mankato | Restaurant                  | Apr 2014      |                           |             |                                   | Renovation           |
| <i>Freisen's Bakery</i>            | 515 N. Riverfront Dr     | Mankato | Bakery and soup             | Mar 2014      |                           |             |                                   | Renovation           |
| <i>Freisen's Bakery</i>            | 515 N. Riverfront Dr     | Mankato | Bakery and soup             | Aug 2014      |                           |             |                                   | Expansion            |
| Hy-Vee                             | 2010 Adams St            | Mankato | Grocery store               | Nov 2014      |                           |             |                                   | Renovation           |
| <i>Justice &amp; Brothers</i>      | 1850 Adams St Suite 314  | Mankato | Clothing retailer           | May 2014      |                           |             |                                   | Buildout             |
| Liv Aveda Salon & Spa              | 1839 Adams St            | Mankato | Retail salon and spa        | Jan 2014      |                           |             |                                   | Expansion            |
| <i>Mankato Design Center</i>       | 1711 Premier Drive       | Mankato | Décor, Design, Construction | Nov 2014      |                           |             |                                   | New                  |
| Mankato Ford                       | 1935 Madison Ave         | Mankato | Car dealership              | Jul 2014      |                           |             |                                   | Renovation           |
| <i>Mattress Firm</i>               | 1889 Tailwind Dr         | Mankato | Retail mattresses           | Mar 2014      |                           |             |                                   | Buildout             |

## Greater Mankato Business Pipeline Report

The following chart illustrates business/development investments occurring since January 1, 2012 or announced for future development. (updated: 1/9/2014)  
 Data on some of the projects is not yet available. The total square footage and construction costs may be much higher than the indicated sub-totals and totals.

|   |                                 |               |                               |           |           |  |         |  |              |
|---|---------------------------------|---------------|-------------------------------|-----------|-----------|--|---------|--|--------------|
| <a href="#">Mills Fleet Farm</a>                        | Intersection of HWY 22 and CR 3 | Mankato       | Retail and storage yard       | May 2014  |           |  |         |  | New          |
| <a href="#">Mills Fleet Farm Gas Station &amp; Wash</a> | 1821 Premier Dr                 | Mankato       | Gas Station                   | May 2014  |           |  |         |  | New          |
| <a href="#">Mills Fleet Farm fueling system</a>         | 1850 Premier Dr                 | Mankato       | Gas Station fueling system    | Aug 2014  |           |  |         |  | New          |
| <a href="#">Nails by Kim</a>                            | 1633 Monks Ave                  | Mankato       | Nail Salon                    | Mar 2014  |           |  |         |  | Buildout     |
| <a href="#">Once Upon a Child</a>                       | 464 Raintree Road               | Mankato       | Childrens Store               | Apr 2014  |           |  |         |  | Expansion    |
| <a href="#">Pagliai's</a>                               | 524 S Front St                  | Mankato       | Restaurant                    | Aug 2014  |           |  |         |  | Renovation   |
| <a href="#">Perkins</a>                                 | 1790 Madison Ave                | Mankato       | Restaurant                    | Jun 2014  |           |  |         |  | Renovation   |
| <a href="#">Pieology Pizzeria</a>                       | University Square               | Mankato       | Restaurant                    | Jul 2014  |           |  |         |  | Buildout     |
| <a href="#">Play it Again Sports</a>                    | 1668 Madison Ave                | Mankato       | New and used sports equipment | Mar 2014  |           |  |         |  | Buildout     |
| <a href="#">Red Sky Lounge</a>                          | 520 S Front St                  | Mankato       | Bar                           | Dec 2013  |           |  |         |  | Demo         |
| <a href="#">Riverfront Hotel</a>                        | 1708 N Riverfront Drive         | Mankato       | Hotel                         | Sept 2014 |           |  |         |  | New          |
| <a href="#">Strip Mall</a>                              | 340 Stadium Rd                  | Mankato       | Retail-housing                | Jan 2014  |           |  |         |  | New          |
| <a href="#">Ummies</a>                                  | 530 S Front Street              | Mankato       | Restaurant/bar                | Feb 2014  |           |  |         |  | Buildout     |
| <a href="#">Unknown</a>                                 | 1850 Adams St, Suite 518        | Mankato       | Retail                        | Feb 2014  |           |  |         |  | Renovation   |
| <a href="#">Vitamin World</a>                           | 1850 Adams St, Suite 428        | Mankato       | Retail                        | Apr 2014  |           |  |         |  | Renovation   |
| <a href="#">Benderz</a>                                 | 503 Belgrade                    | North Mankato | Restaurant                    | Mar 2014  |           |  |         |  | Renovation   |
| <a href="#">Dino's Pizzeria</a>                         | 239 Belgrade                    | North Mankato | Restaurant                    | Oct 2014  |           |  |         |  | Renovation   |
| <a href="#">MN Dept of Ag</a>                           | 422 Belgrade Suite #104         | North Mankato | Unknown                       | Mar 2014  |           |  |         |  | Buildout     |
| <a href="#">White Orchid Boutique</a>                   | 237 Belgrade                    | North Mankato | Clothing retailer             | Apr 2014  |           |  |         |  | Buildout     |
| <a href="#">Y Barber</a>                                | 231 Belgrade                    | North Mankato | Barber                        | Apr 2014  |           |  |         |  | Renovation   |
| <a href="#">Berger Interiors</a>                        |                                 | Saint Peter   | Furniture and flooring        | Jul 2014  |           |  |         |  | Renovation   |
| <a href="#">Cheese &amp; Pie Monger</a>                 | 317 S Minnesota Ave             | Saint Peter   | Specialty foods retailer      | Aug 2014  | Dec-14    |  |         |  | Renovation   |
| <a href="#">Don's Appliance</a>                         | 969 Old Minnesota Ave           | Saint Peter   | Appliance store               | Jul 2014  |           |  |         |  | Renovation   |
| <a href="#">Mom &amp; Pop's Ice Cream Shoppe</a>        | 214 S Minneosta Ave             | Saint Peter   | Ice cream retailer            | Aug 2014  | Fall 2015 |  |         |  | New          |
| <a href="#">My Mother's Daughter</a>                    | 305 S Minnesota Ave             | Saint Peter   | Clothing retailer             | Aug 2014  | Oct-14    |  |         |  | Renovation   |
| <a href="#">Saints Laundry Co.</a>                      | 429 W Walnut St                 | Saint Peter   | Laundry                       | Jul 2014  |           |  |         |  | Renovation   |
| <a href="#">The Fair Emporium</a>                       | 213 S Minnesota Ave             | Saint Peter   | Fair trade retail             | Jun 2014  | Sep-14    |  |         |  | Renovation   |
|   |                                 |               |                               |           | Sub-Total |  | 289,290 |  | \$17,785,778 |

## Greater Mankato Business Pipeline Report

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| Retail - Consumer Economy                 |                                  |              |                                   |               |                           |             |                                   |                      |
|---|----------------------------------|--------------|-----------------------------------|---------------|---------------------------|-------------|-----------------------------------|----------------------|
| 2013                                      |                                  |              |                                   |               |                           |             |                                   |                      |
| Company                                   | Location                         | City         | Description                       | Work Underway | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |
| Kroubetz Lakeside Campers                 | 351 Hwy 60 East Lake             | Lake Crystal | Retail                            |               |                           |             |                                   | Expansion            |
| AIM Auto & Body Parts                     | 1302 1st Ave                     | Mankato      | Auto parts                        |               |                           |             |                                   | Renovation           |
| <i>Barkhadle International Store</i>      | 725 Front Street S               | Mankato      | Retail                            |               |                           |             |                                   | Renovation           |
| Rooms and Rest                            | 1760 Madison Ave                 | Mankato      | Furniture retailer                | Feb 2013      |                           |             |                                   | Renovation           |
| Burger King                               | 1318 Riverfront Drive            | Mankato      | Restaurant                        | May 2012      | Complete                  |             |                                   | Renovation           |
| Caribou Coffee                            | Holly Lane (new retail ctr)      | Mankato      | Restaurant                        | underway      |                           |             |                                   | New                  |
| <i>Charley's Grilled Subs</i>             | River Hills Mall                 | Mankato      | Restaurant                        | underway      | Complete                  |             |                                   | Renovation           |
| <i>Commercial Property - Near MSU</i>     | Monks Ave & Stadium Road         | Mankato      | Strip Mall/Student Housing        | Summer, 2012  | Fall, 2012                |             |                                   | Expansion            |
| <i>Commercial/Residential Building</i>    | 512 South Front Street           | Mankato      | Commercial/Residential            | Fall, 2013    | 2014                      |             |                                   | New                  |
| <i>Commercial Retail Building</i>         | 501 Holly Lane                   | Mankato      | Commercial building               | August, 2012  | Completed                 |             |                                   | New                  |
| <i>Family Video/Marco's Pizza</i>         | 551 Belle Ave                    | Mankato      | Retail                            | July 2013     | Fall 2013                 |             |                                   | New                  |
| Finish Line                               | 1850 Adams Street, Suite 414     | Mankato      | Retail                            | Sept 2012     | Complete                  |             |                                   | Renovation           |
| <i>Hardee's</i>                           | Madison Ave (West of McDonalds)  | Mankato      | Restaurant                        | Fall 2013     |                           |             |                                   | New                  |
| Independent School District #77           | 110 Fulton St                    | Mankato      | Infant Daycare (former locker rm) | Dec 2012      | Complete                  |             |                                   | Renovation           |
| <i>Insomnia Cookies</i>                   | 1600 Warren St Suite 110         | Mankato      | Restaurant                        | Aug 2013      |                           |             |                                   | Buildout             |
| Kentucky Fried Chicken                    | 1850 Adams Street, Suite 608     | Mankato      | Restaurant                        | Nov, 2012     | Complete                  |             |                                   | Renovation           |
| <i>Las Brazas Mexican Grille</i>          | 500 Riverfront Dr S              | Mankato      | Restaurant                        | Apr, 2013     | Complete                  |             |                                   | Tenant buildout      |
| <i>La Terraza Mexican Grill &amp; Bar</i> | Madison Ave (former Burger King) | Mankato      | Restaurant                        | Oct 2012      | Complete                  |             |                                   | Renovation           |
| Madison East Mall                         | 1400 Madison East                | Mankato      | Mall                              | Dec 2013      |                           |             |                                   | Renovation           |
| Mankato Place Mall - Atrium               | 10 Civic Center Plaza            | Mankato      | Retail                            | Sept 2012     | Complete                  |             |                                   | Renovation           |
| Massads                                   | 1601 Monks Ave                   | Mankato      | Restaurant                        | Apr 2013      | Fall 2013                 |             |                                   | Tenant buildout      |
| <i>Mattress Firm</i>                      | 1889 Madison Ave                 | Mankato      | Retail                            | Fall 2013     |                           |             |                                   | New                  |
| Miracle Ear                               | Madison Ave                      | Mankato      | Retail                            |               |                           |             |                                   | Renovation           |
| Nails by Jordan                           | 500 Holly Lane                   | Mankato      | Nail Salon                        | Aug 2013      |                           |             |                                   | Buildout             |
| <i>Osaka Japanese Steak House</i>         | 1854 Madison Ave                 | Mankato      | Restaurant                        | Mar 2013      | Complete                  |             |                                   | Renovation           |
| <i>Panda Express</i>                      | 1810 Madison Avenue              | Mankato      | Restaurant                        | Fall, 2012    |                           |             |                                   | New                  |
| Pawn America                              | 1408 Madison Avenue              | Mankato      | Retail                            | Jun 2013      | Fall 2013                 |             |                                   | New                  |
| Pros X-treme Audio                        | 1522 N. Riverfront Dr            | Mankato      | Retail                            | Apr 2013      | Complete                  |             |                                   | Renovation           |
| <i>Pure Nutrition</i>                     | 600 N Victory Drive Suite 620    | Mankato      | Retail                            | Jun 2013      | Complete                  |             |                                   | Buildout             |
| Red Lobster                               | 1890 Madison Ave                 | Mankato      | Restaurant                        | Aug 2013      |                           |             |                                   | Renovation           |
| Rent MSU/Pita Pit                         | 530 S Front St                   | Mankato      | Restaurant                        | Aug 2013      |                           |             |                                   | Addition             |
| <i>Retail - Former Blockbuster</i>        | 500 Riverfront Dr S              | Mankato      | Convert to 3 units - Retail       | Dec 2012      | Complete                  |             |                                   | Renovation           |
| <i>Retail Building (unknown)</i>          | 287 Saint Andrews Drive          | Mankato      | Retail                            | Dec 2012      | 2013                      |             |                                   | New                  |
| Rounders                                  | 416 S Front Street               | Mankato      | Restaurant                        | Dec 2012      |                           |             |                                   | Renovation           |
| Sam's Club                                | 1831 Madison Ave                 | Mankato      | Wholesale/Retail                  | Mar 2013      | Fall 2013                 |             |                                   | Renovation           |
| <i>Self Storage Facility</i>              | 2400 9th Ave                     | Mankato      | Retail                            | Mar 2013      | Complete                  |             |                                   | New                  |
| Snell Motors                              | 1900 Madison Ave                 | Mankato      | Car Dealership                    | Aug 2013      |                           |             |                                   | Renovation           |
| <i>Starbucks</i>                          | 1871 Madison Ave                 | Mankato      | Retail                            | Nov 2013      | Complete                  |             |                                   | New                  |
| Strip Mall                                | 1880 Madison Ave                 | Mankato      | Retail                            | Fall 2013     |                           |             |                                   | Renovation           |

## Greater Mankato Business Pipeline Report

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Data on some of the projects is not yet available. The total square footage and construction costs may be much higher than the indicated sub-totals and totals.

|  |                        |               |                             |              |              |  |                |                     |  |
|--|------------------------|---------------|-----------------------------|--------------|--------------|--|----------------|---------------------|--|
| <i>Shogon Sushi &amp; Hibachi</i>                    | 1901 Madison Ave       | Mankato       | Retail                      | Oct 2012     | Complete     |  |                | Renovation          |  |
| Taco Bell  | 1819 Madison Avenue    | Mankato       | Restaurant                  | Jun 2012     | Complete     |  |                | Renovation          |  |
| US Bearing and Drive                                 | 20 Good Council Drive  | Mankato       | Industrial supplies         | Dec 2013     |              |  |                | Expansion           |  |
| Wilson Trailer Sales                                 | 1294 North River Drive | Mankato       | Trailer sales               | Dec 2012     | Complete     |  |                | Renovation          |  |
| Child's Planet                                       | 103 Homestead Road     | Mankato       | Retail                      | June, 2012   | Complete     |  |                | Renovation          |  |
| Best Western   | 1111 Range Street      | North Mankato | Hotel                       | Dec 2013     |              |  |                | Renovation          |  |
| <i>Dollar Tree</i>                                   | 1750 Commerce Drive    | North Mankato | Retail                      | Aug 2013     |              |  |                | Buildout            |  |
| <i>Expressway Gas Station &amp; Convenient Store</i> | Commerce Drive         | North Mankato | Commercial Office Space     | underway     | Summer, 2012 |  |                | Expansion           |  |
| Kwik Trip  | 1740 Commerce Drive    | North Mankato | Gas Station                 |              |              |  |                | Addition            |  |
| RDO Equipment  | 1910 Lor Ray Drive     | North Mankato | Heavy Equipment Distributor | underway     |              |  |                | Renovation          |  |
| <i>"It's About Time" Clock Repair</i>                | 306 S. Minnesota Ave   | Saint Peter   | Clock Repair Shop           |              |              |  |                | New                 |  |
| Econofoods   | Minnesota Ave          | Saint Peter   | Grocery Store               |              | July 2013    |  |                | Interior Renovation |  |
| <i>Econofoods</i>                                    | Minnesota Ave          | Saint Peter   | Liquor Store                |              | Sept 2013    |  |                | New                 |  |
| Retail Spec Bldg                                     | Minnesota Ave          | Saint Peter   | Retail                      |              |              |  |                | Renovation          |  |
| <i>Shopko</i>  | Minnesota Ave          | Saint Peter   | Retail                      | Spring, 2013 | Aug 2013     |  |                | New                 |  |
| <b>Sub-Total</b>                                     |                        |               |                             |              |              |  | <b>327,138</b> | <b>\$22,959,700</b> |  |

### Retail - Consumer Economy

2012

| Company                                   | Location                        | City          | Description            | Work Underway      | Project Target Completion | Square Feet | Estimated Construction Costs (\$) | Type of Construction |
|---|---------------------------------|---------------|------------------------|--------------------|---------------------------|-------------|-----------------------------------|----------------------|
| <i>Chankaska Creek Ranch &amp; Winery</i> |                                 | Kasota        | Winery                 | underway           | Complete                  |             |                                   | New                  |
| <i>Asiana Buffet &amp; Grill</i>          | 1010 Raintree Road              | Mankato       | Bar & Grill            | Summer             | Complete                  |             |                                   | Renovation           |
| <i>Bent River Outfitter</i>               | 530 N. Riverfront Drive         | Mankato       | Recreation / Outfitter | Summer/ Fall, 2011 | Complete                  |             |                                   | Renovation           |
| <i>Berry Blendz</i>                       | River Hills Mall                | Mankato       | Restaurant             | Fall, 2012         | Complete                  |             |                                   | Renovation           |
| <i>Bonfire</i>                            | 1910 Premier Drive              | Mankato       | Restaurant             | Winter, 2012       | Complete                  |             |                                   | Renovation           |
| <i>Boulder Tap House</i>                  | 291 St. Andrews Drive           | Mankato       | Restaurant             | Winter, 2012       | Complete                  |             |                                   | Renovation           |
| <i>Bull Pucky's</i>                       | 410 S Front Street              | Mankato       | Restaurant             | Fall, 2012         | Complete                  |             |                                   | Renovation           |
| <i>Cherry Berry frozen yogurt shop</i>    | 501 Holly Lane (new retail ctr) | Mankato       | Restaurant             | underway           | Fall, 2012                |             |                                   | New                  |
| <i>Courtyard by Marriott</i>              | 901 Raintree Road               | Mankato       | Hotel                  |                    | Complete                  |             |                                   | New                  |
| <i>Day Break Café</i>                     | Bunting Lane                    | Mankato       | Internet Café          | underway           | May, 2012                 |             |                                   | Renovation           |
| <i>Dickey's Barbeque Pit</i>              | 501 Holly Lane (new retail ctr) | Mankato       | Restaurant             | Fall, 2011         | Complete                  |             |                                   | New                  |
| <i>Earth Bound</i>                        | River Hills Mall                | Mankato       | Retail                 | February, 2012     | Complete                  |             |                                   | Renovation           |
| <i>Franchesca's (River Hills Mall)</i>    | 1850 Adams Street, Suite 218    | Mankato       | Retail                 |                    | Complete                  |             |                                   | Renovation           |
| Goodwill                                  | 2024 Adams Street               | Mankato       | Retail                 | Fall, 2012         | Complete                  |             |                                   | New                  |
| <i>Heartbreaker</i>                       | 1860 Adams Street               | Mankato       | Retail                 | February, 2012     | Complete                  |             |                                   | Renovation           |
| <i>Indigo Organic</i>                     | 1541 E Madison Ave              | Mankato       | Retail                 |                    | Complete                  |             |                                   | Renovation           |
| Jersey Mike's                             | 500 South Riverfront            | Mankato       | Restaurant             | May 2013           | Complete                  |             |                                   | Tenant buildout      |
| Jimmy Johns                               | Holly Lane (new retail ctr)     | Mankato       | Restaurant             | Fall, 2012         | Complete                  |             |                                   | New                  |
| <i>Kabob's Saloon and Skewer</i>          | 530 S. Front Street             | Mankato       | Restaurant             | Fall, 2011         | Complete                  |             |                                   | Renovation           |
| Kohl's                                    | 1921 Bassett Drive              | Mankato       | Retail                 | January, 2012      | Complete                  |             |                                   | Renovation           |
| Le Nails                                  | 500 Raintree Rd, Suite 45       | Mankato       | Service                | Fall 2012          | Complete                  |             |                                   | Renovation           |
| Plaza Garibaldi                           | 1404 Madison Ave                | Mankato       | Restaurant             | underway           | Complete                  |             |                                   | Renovation           |
| <i>Pond Road Antiques</i>                 | 111 Butterworth Street          | Mankato       | Retail                 | Fall, 2012         | Complete                  |             |                                   | Renovation           |
| <i>Salvage Sisters</i>                    | 613 Riverfront Drive            | Mankato       | Retail                 | Fall, 2012         | Complete                  |             |                                   | Renovation           |
| <i>Tandem Bagels</i>                      | 200 E Walnut                    | Mankato       | Restaurant             | Fall, 2011         | Complete                  |             |                                   | Renovation           |
| <i>Target (grocery)</i>                   | River Hills Mall                | Mankato       | Retail                 | December, 2011     | Complete                  |             |                                   | Expansion            |
| <i>Allstate Peterbilt</i>                 | Howard Drive                    | North Mankato | Retail                 | Summer, 2011       | Complete                  |             |                                   | New                  |
| <i>Erberts &amp; Gerberts</i>             | 1710 Commerce Dr                | North Mankato | Restaurant             | underway           | December, 2012            |             |                                   | Renovation           |
| Great Wall                                | 1814 Commerce Drive             | North Mankato | Restaurant             | Fall, 2012         | Complete                  |             |                                   | Renovation           |
| <i>Serenity Nails</i>                     | 1710 Commerce Dr Suite 120      | North Mankato | Commercial             |                    | Complete                  |             |                                   | Renovation           |
| <i>Taj Mahal Indian Restaurant</i>        | Commerce Drive                  | North Mankato | Restaurant             | Complete           | Complete                  |             |                                   | Renovation           |
| 4 the team                                | 219 Park Row                    | Saint Peter   | Women's Apparel        | September, 2010    | Complete                  |             |                                   | New                  |
| <del>Bahama Mama's</del>                  | 220 South Minnesota Avenue      | Saint Peter   | Restaurant/Bar         | Fall, 2012         | Complete                  |             |                                   | Renovation           |
| <i>Cherry Berry frozen yogurt shop</i>    | Minnesota Ave                   | Saint Peter   | Restaurant             | underway           | Fall, 2012                |             |                                   | New                  |



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|                       |                       |             |            |            |          |  |            |
|-----------------------|-----------------------|-------------|------------|------------|----------|--|------------|
| <i>Inspire Bridal</i> | 204 S. Minnesota Ave  | Saint Peter | Bridal     |            | Complete |  | Renovation |
| Jake's Pizza          | 119 West Broadway Ave | Saint Peter | Restaurant | June, 2011 | Complete |  | New        |
| <i>LoneStar BBQ</i>   | 408 S 3rd Street      | Saint Peter | Restaurant |            | Complete |  | New        |
| <i>Papa Murphy's</i>  | Minnesota Ave         | Saint Peter | Restaurant | Fall, 2012 | Complete |  | New        |

Sub-Total 122,303 \$7,706,900

**Retail - Consumer Economy 738,731 \$48,452,378**

Notes (Definitions):

- > Renovation - includes remodeling, interior space redesign but not expansion
- > New - includes no pre-existing facility, expansion to already existing facility

New Business to the city and/or county

Added or updated this month

Strikethrough = Closed

|               |           |               |
|---------------|-----------|---------------|
| 2014 Total    | 1,123,361 | \$330,278,411 |
| Projects: 104 |           |               |
| 2013 Total    | 1,300,932 | \$121,616,859 |
| Projects: 127 |           |               |
| 2012 Total    | 824,174   | \$138,615,971 |
| Projects: 73  |           |               |
| 3 Year Total  | 3,248,467 | \$590,511,241 |

New in 2014: 4 - Primary; 9 - Professional / Service; 16 - Retail/Consumer