

## Greater Mankato Business Pipeline Report

The following chart illustrates business/development investments occurring since January 1, 2015 or announced for future development. (updated: 10/2/2017)  
 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.

Government and Education - Specific Projects								
2017								
Entity	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction
MDOT	2151 Bassett Drive	Mankato	Department of Transportation Offices	May 2017			\$91,000	
City of Lake Crystal	100 E. Robinson Street	Lake Crystal	Administrative offices/Library/Community Room	June 2017	Sep-17	3,584	\$1,115,200	Addition
City of Mankato	3030 N. Airport Road	Mankato	Runway 15/33 Crack Repair, Airport	2017			\$50,000	
City of Mankato	3030 N. Airport Road	Mankato	SRE Storage Building for Airport	2017			\$264,132	
City of Mankato	3030 N. Airport Road	Mankato	Terminal Interior Remodel	2017			\$350,000	Remodel
City of Mankato	3030 N. Airport Road	Mankato	Taxiway A Lighting	2017			\$480,000	
City of Mankato	Mankato Place Ramp	Mankato	Mankato Place Parking Ramp, Concrete & Coating	2017			\$181,580	
City of Mankato	309 W. Rock Street	Mankato	Riverfront Park Seating	2017			\$389,000	
City of Mankato	1 Civic Center Plaza	Mankato	FF&E for Civic Center Expansion	2017			\$188,000	
City of Mankato	Area Near Prairie Winds Middle School	Mankato	Southeast Tornado Siren	2017			\$31,000	
City of Mankato	501 S. Victory Drive	Mankato	Public Works Garage, Fuel Pump Replacement	2017			\$75,000	
City of Mankato	501 S. Victory Drive	Mankato	Public Works Garage, Partial Roof Replacement	2017			\$300,000	
City of Mankato	10 Civic Center Plaza	Mankato	IGC, Rooftop HVAC Unit	2017			\$120,000	
City of Mankato	10 Civic Center Plaza	Mankato	IGC, Roof Replacement	2017			\$92,500	
City of Mankato	10 Civic Center Plaza	Mankato	IGC, Loading Dock Improvements	2017			\$42,000	
City of Mankato	300 Butterworth Street	Mankato	Hiniker Park, New Playground Equipment	2017			\$125,000	
City of Mankato	109 Pebble Creek Drive	Mankato	Country Club Park, Restroom	2017			\$150,000	
City of Mankato	147 Jaycee Court (Jaycee), 131 Hosanna Avenue	Mankato	Park Monument Signs	2017			\$25,000	
City of Mankato	Buscher & Erlandson Park	Mankato	Grading & Turf	2017			\$75,000	
City of Mankato	Public Housing Units	Mankato	Housing Rehabilitation	2017			\$202,000	
St. Peter Middle School	100 Lincoln Drive	Saint Peter	Middle Schhol	May 2017	Sep-17		\$2,750,000	Renovation
Sout Elementry	1405 S. 7th Street	Saint Peter	Elementary School	May 2017	Sep-17		\$4,386,688	Renovation
Regional Treatment Center	100 Freeman Drive	Saint Peter	Treatment Center				\$2,128,838	Addition
Gustavus Adolphus College	800 College Avenue	Saint Peter	University				\$4,914,000	
Sub-Total						3,584	\$18,525,938	

Government - Infrastructure Investment Summary		
2017		
Jurisdiction	Number of Projects	Investment
Blue Earth County		
City of Eagle Lake		
City of Lake Crystal		
City of Le Sueur		
City of Madison Lake		
City of Mankato	12	\$14,767,430
City of North Mankato		
City of Saint Peter	5	\$8,727,000

Sub-Total 17 \$23,494,430

Government and Education								
2016								
Entity	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction
Blue Earth County Justice Center	401 Carver Road	Mankato	Government Center	Jan 2016			\$32,500	Buildout
HWY 14 Interchange enhancements	Eagle Lake	Eagle Lake	Safety access improvements	Jun 2016			\$2,100,000	Renovation
NE Fire Station - Res Development	1721 Augusta Drive	Mankato	Townhomes for firefighters		Nov 2016	2,688	\$498,000	New
Wastewater Treatment Plant	701 Pine St	Mankato	Replace 4 UF Membrane Vessels		Jan 2016		\$1,006,250	Renovation
Mankato Airport	3030N Airport Rd	Mankato	Facility and equipment upgrades		2016		\$1,415,600	Renovation
Mankato Parks	Multiple	Mankato	Facility and equipment upgrades		2016		\$300,000	Renovation
Mankato Place Ramp	425 S Riverfront Dr	Mankato	Storm Drain and recoat driving areas		2016		\$171,500	Renovation
Sibley Park	1080 Mound Ave	Mankato	Install heater and insulate barn		2016		\$29,000	Renovation
Public Works Parking	901 Mound Ave	Mankato	Covered cold storage		2016		\$20,000	New
St. Peter High School	2121 W. Broadway	Saint Peter	High School	Feb 2016	Sept 2017		\$4,950,000	
Sub-Total						2,688	\$10,522,850	

Government and Education								
2015								
Entity	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction
New pole building	2006 3rd Ave	Mankato	TBD	Dec 2014		2,048	\$29,000	New
New Office Warehouse	1980 Excel Drive	Mankato	TBD	Dec 2014			\$350,000	New
Verizon Wireless Center	Former US Bank Building	Mankato	Civic Center expansion	Dec 2014	Apr 2015		\$238,500	Demo
ISD 77 Bond/Middle School	TBD	Mankato	Education	2016			\$69,500,000	New
MSU Mankato Clinical Sciences	Minnesota State University	Mankato	Education	2015			\$25,800,000	New
Verizon Wireless Center	1 Civic Center Plaza	Mankato	Civic Center	May 2015	Aug 2015	60,033	\$29,029,900	Expansion
MN Regional Treatment Center	100 Freeman Drive	Saint Peter	Government	Sept 2014			\$63,700,000	Expansion
Nicollet County Health-Human Serv	Minnesota Ave	Saint Peter	Government	Mar 2014	Oct 2015	50,000	\$11,000,000	New
Social Security Office	12 Civic Center Plaza	Mankato	Government	Dec 2014			\$45,000	Renovation
Transit Facility	501 S Victory Drive	Mankato	Government	Apr 2015			\$8,000,000	Expansion
Parking Ramp	100 Warren St	Mankato	Parking	Dec 2013			\$4,000,000	New
Public Works addition	501 S Victory Drive	Mankato	Government	Mar 2015		38,606	\$6,102,700	New
BEC Ponderosa Landfill Building	Ponderosa Landfill	Blue Earth County	Drop off building and scale house	Fall 2015			\$2,400,000	New
School Referendum	TBD	Saint Peter	Education	TBD			\$58,500,000	New
Sub-Total						150,687	\$278,695,100	
<b>Government and Education</b>						<b>156,959</b>	<b>\$331,238,318</b>	

Primary Economy									
2017									
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction	
Southern Power	1 Fazio Lane	Mankato	Electricity	Feb 2017					Remodel
Kaduce Plumbing & Heating	1060 S. Victory Drive	Mankato	Plumbing & Heating	Mar 2017		6,624			New
<i>Medieval Metal Werx</i>	3000 Technology Drive	Mankato	Manufacturing	Mar 2017					New
Corvus Solar Farm	198 Sakatah Drive	Mankato	Solar Farm (33.5 acre)	Apr 2017		1,459,260			New
Southern Power	1 Fazio Lane	Mankato	Electricity	May 2017		320			New
Dotson	200 W. Rock Street	Mankato	Manufacturing	May 2017					New
Industrial Fabrication Services	460 Commerce Street	Lake Crystal	Manufacturing/Office	June 2017	Sep-17				Renovation
Southern Power	1 Fazio Lane	Mankato	Electricity	June 2017					
Boys Water Products	Section 3	Lake Prairie Township	Water Pipe Supply Business	2017	2018	5,000			Addition
Innovative Power Solutions	Section 17	Nicollet Township	1 MW Solar Energy System	2017	2018	348,480			New
Nicollet Community Solar One, LLC	Section 11	Courtland Township	1 MW Solar Energy System	2017	2018	291,852			New
FastSun 8 LLC	Section 11	Courtland Township	1 MW Solar Energy System	2017	2018	291,852			New
MTU Onsite Energy	100 Power Drive	Mankato	Energy	July 2017					Addition
EI Microcircuits	1651 Pohl Road	Mankato	Microcircuits	Aug 2017					Remodel & Addition
Southern Power	1 Fazio Lane	Mankato	Electricity	Oct 2017		700			Addition
Dotson	200 W. Rock Street	Mankato	Manufacturing	Oct 2017					Repair
						Sub-Total	2,404,088	\$11,666,600	

Primary Economy									
2016									
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction	
Anderson Crane	339 Webster	North Mankato	Industrial manufacturing	Apr 2016					Renovation
Carlson Craft	1750 Tower Blvd	North Mankato	Printing	Jul 2016					Renovation
Cemstone Products Company	100 Summit Avenue	Mankato	Construction	Dec 2016					Renovation
Center Point Energy	2036 N 4th St	Mankato	Gas Company	Nov 2016		500			Demo
Contractor's Park	1068 S. Victory Dr	Mankato	Construction	Oct 2016		5,184			New
Countryside Fab and Welding	331 Webster	North Mankato	Metal Fab	Apr 2016					Renovation
Creative Company	2140 Howard Dr	North Mankato	Publishing	Jun 2016					Renovation
<i>Easy Automation</i>	1961 Premier Drive	Mankato	Animal feed software						Buildout
Fine Impressions	1680 Roe Crest	North Mankato	Printing	Jun 2016					Renovation
Holtmeier Construction	3301 3rd Avenue	Mankato	Construction	Dec 2016		2,816			New
Holtmeier Construction	3301 3rd Avenue	Mankato	Construction	Dec 2016		9,600			New
Kleinschmidt Construction	200 W Ruth St	Mankato	Construction	May 2016		3,496			New
Mankato Packaging	1640 Commerce Dr	North Mankato	Packaging	Nov 2016					Renovation
<i>North Central Utility</i>	2150 Carlson Drive	North Mankato	Trucking	May 2016					New
Schwickerts	600 S Riverfront Dr	Mankato	Construction	Apr 2016					Buildout
Wal-Mart Distribution Center	101 Sohler Drive	Mankato	Distribution	Jul 2016					Renovation
Hendrickson Organ	1320 N. 5th Street	Saint Peter	Reconstruction	Jun 2016	Aug-17				
						Sub-Total	21,596	\$3,584,872	

Primary Economy								
2015								
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction
All American Foods								
Archates Group LLC	2006 3rd Ave	Mankato	Engine manufacturing	Nov 2015		2,048		Buildout
Center Point Energy	2400 Riverfront Dr	Mankato	Utility	Aug 2015		1,152		New
Coloplast	1940 Commerce Drive	North Mankato	Medical manufacturer	Sept 2015				Renovation
Creative Company	2140 Howard Drive	North Mankato	Publishing	Apr 2015		10,000		Addition
D&K Powder Coating	2240 Howard Drive	North Mankato	Powder coating large objects	Apr 2015				New
Dotson	931 Madison Ave	Mankato	Foundry	Aug 2015				Renovation
<i>Eastwood Development</i>	49 Power Drive	Mankato	Warehousing	Nov 2015		45,212		Buildout
Fed Ex Ground Distribution Center	Energy Drive	Mankato	Regional distribution center	2014		91,600		New
Future Holdings	2120 Howard Drive	North Mankato	TBD	Sept 2015				Renovation
Future Holdings	2120 Howard Drive	North Mankato	TBD	Dec 2014				Buildout
Kato Engineering	2075 Howard Drive	North Mankato	Install skylights	July 2015				Renovation
Kaye Corp	1918 Lookout Drive	North Mankato	Outdoor Power Equipment	May 2015				Renovation
Mankato Brewery	1119 Center St	North Mankato	Brewery and tap room	Mar 2015				Renovation
Met-Con	100 Warren St, Suite 101	Mankato	Construction	Nov 2014				Buildout
Met-Con	2155 Ringhofer Drive	North Mankato	Warehousing	Nov 2015				Buildout
Met-Con	2155 Ringhofer Drive	North Mankato	Warehousing	Aug 2015		60,000		New
Mico, Inc	1911 Lee Blvd	North Mankato	Manufacturer - hydraulic controls and brake systems	Dec 2014				Renovation
Mico, Inc	1911 Lee Blvd	North Mankato	Manufacturer - hydraulic controls and brake systems	Oct 2015				Renovation
Pepsi Cola	1970 James Drive	North Mankato	Distributor	July 2015				Renovation
Precision Press	2020 Lookout Drive	North Mankato	Printing	Mar 2015				Renovation
Rapidan Dam	Blue Earth River	Rapidan	Electrical Generation	2015				Renovation
<i>Solar Farm</i>	1081 Thompson Ravine Road	Mankato	849 KW Solar Farm - 3.68 acres	June 2015				New
Spee-Dee Delivery	100 Sohler Dr	Mankato	Delivery Service	June 2015		24,000		New
Wal-Mart Distribution Center	101 Sohler Drive	Mankato	Grocery distribution facility	Nov 2015		4,800		New
<i>Wal-Mart Distribution Center</i>	County Rd. 3	Mankato	Grocery distribution facility	2014		420,000		New
<i>Westman Warehouse</i>								
Wis-Pack	1707 Tower Blvd	North Mankato	cola manufacturer and distributor	Aug 2015				Renovation
Xcel Energy	210 Lime St	Mankato	Utility	Aug 2015				Renovation
					Sub-Total	658,812	\$95,262,514	
					<b>Primary Economy</b>	<b>3,084,496</b>	<b>\$110,513,986</b>	

Professional - Service Economy								
2017								
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction
Mid-Rise Holding, LLC	100 Warren Street	Mankato	Holding Company	Jan 2017				Addition
Lil' Bees Daycare	1751 Basset Drive	Mankato	Daycare	Jan 2017				Addition
Immanuel Lutheran Church/School	421 N. 2nd Street	Mankato	Church/School	Jan 2017				Addition
Kato Insurance	100 Warren Street	Mankato	Finance/Insurance	Jan 2017				Renovation
Midwest Dental	530 W. Pleasant Street	Mankato	Dental Care	Jan 2017				Remodel
Jackson Hewitt	1901 Madison Avenue, Suite 454	Mankato	CPA's/Finance	Feb 2017				Buildout
ISG	115 E. Hickory Street	Mankato	Architects	Feb 2017				New
Mayo Clinic Health System	101 Martin Luther King Jr. Drive	Mankato	Healthcare	Mar 2017				Expansion
Vet Clinic	340 St. Andrews Drive	Mankato	Veterinary Clinic	Mar 2017		4,500		New
U Haul	1721 Madison Avenue	Mankato	Truck Rental and Storage	Mar 2017		2,262		Remodel
ISJ Mayo Clinic Health System	1025 Marsh Street	Mankato	Healthcare	Mar 2017				Demo & New
ISJ Mayo Clinic Health System	1025 Marsh Street	Mankato	Healthcare	Mar 2017				Demo & New
Marine Corp & Air Force Career Center	1850 Adams Street, Suite 336	Mankato	Career Center	Mar 2017		1,214		Demo & Remodel
Life Plan Financial	226 N. Broad Street	Mankato	Financial	Apr 2017				Demo & Remodel
Mayo Clinic Health System	1025 Marsh Street	Mankato	Healthcare	May 2017				Renovation
Affinity Plus Federal Credit Union	1600 Madison Avenue	Mankato	Financial	May 2017				Buildout
Mayo Clinic Health System	1025 Marsh Street	Mankato	Healthcare	May 2017				Renovation
Storage Condominiums	1064 S. Victory Drive	Mankato	Storage	May 2017		9,600		New
Schmidt Mini-Storage	401 W. Watonwan Street	Lake Crystal	Mini-Storage	May 2017	Oct-17	8,400		New
Mayo Clinic Health System	1025 Marsh Street	Mankato	Healthcare	June 2017				Remodel
Mayo Clinic Health System	1025 Marsh Street	Mankato	Healthcare	June 2017				Buildout
Smith Land & Landscape	1040 N. River Drive	North Mankato	Lawncare	Feb 2017				Remodel
UPS	2100 Howard Drive W.	North Mankato	Package Delivery	Aug 2017				Addition

Palmer Bus Service	2200 Carlson Drive	North Mankato	Bus Service	Aug 2017				New
KEYC	1570 Lookout Drive	North Mankato	TV	Aug 2017				Addition
South Central Service Coop	2075 Lookout Drive	North Mankato	Coop	Mar 2017				Addition
Fitness for \$10	1351 Madison Avenue	Mankato	Fitness Center	July 2017				Expansion
Mayo Clinic Health System	1025 Marsh Street	Mankato	Healthcare	July 2017				Renovation
ISJ Clinic - Eastridge	101 Martin Luther King Jr. Drive	Mankato	Healthcare	July 2017				Renovation
Southwest Minnesota Housing Partnership	2005 Sunrise Frive	St. Peter	Guidance Services	Oct 2017	Apr-19			
Lawrence Group	1701 Madison Avenue, Suite 1707	Mankato	Building Design	Aug 2017			2,142	Addition
Rasmussen College	1400 Madison Avenue	Mankato	College	Aug 2017			15,992	Interior Demo
Rasmussen College	1400 Madison Avenue	Mankato	College	Aug 2017			15,992	Buildout
	3 Civic Center Plaza, Suite 310	Mankato		Aug 2017			2,262	Buildout
Gold Cross Ambulance	1755 Basset Drive	Mankato	Health Service	Aug 2017				Addition
Atwood Property Management	209 S. 2nd Street, Suite 200	Mankato	Real Estate	Sept 2017				Remodel
Mayo Clinic Health System	1025 Marsh Street	Mankato	Healthcare	Sept 2017			2,912	Demo & Remodel
	1024 S. Victory Drive	Mankato	Storage	Oct 2017			6,240	

Sub-Total                    71,516                    \$17,945,171

Professional - Service Economy								
2016								
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction
AgStar Financial Services	1921 Premier Dr	Mankato	Financial	Sept 2016				Renovation
Atwood Property Management	209 S. 2nd St, Suite 201	Mankato	Real Estate	Mar 2016		2,449		Renovation
Bank Vista	1501 Adams St	Mankato	Financial	Jun 2016		5,583		New
Big Dog Properties	1712 Commerce Dr	North Mankato		Oct 2016				Renovation
Braam Accounting	1021 Madison Ave	Mankato	Accounting	Apr 2016		2,371		New
Caledonia Community Center	600 Hope St	Mankato	Curling Club	Nov 2016		10,134		Renovation
Carnegie Art Center	120 S Broad St	Mankato	Non-profit	Jun 2016		250		Renovation
Casey's	1375 Lookout Drive	North Mankato	Convenience Store	Oct 2016		720		Addition
Cornerstone Bank	550 Parkway Ave	Eagle Lake	Finance	Aug 2016				new
Cornerstone Bank	550 Parkway Ave	Eagle Lake	Finance	Aug 2016				new
Corporate Graphics	1750 Northway Drive	North Mankato	Web Graphics	Feb 2016				Renovation
Creative Minds Early Learning	1641 Commerce Drive	North Mankato						Demo
Creative Minds Early Learning	1641 Commerce Drive	North Mankato	Education	Jun 2016				Renovation
Crossview Covenant Church	2000 Howard Dr W	North Mankato	Religious	Nov 2016		7,490		Addition
<i>Davita Dialysis</i>	1802 Commerce Drive	North Mankato	Healthcare	Aug 2016		6,944		Renovation
Edward Jones	551 Belle Ave	Mankato	Financial	Oct 2016		1,200		Renovation
Fairfield Inn & Suites	141 Apache Place	Mankato	Hospitality	Jan 2016		30,000		Renovation
Fed Ex	500 Industrial Road	Mankato	Distribution	Jan 2016				Renovation
Frandsen Bank & <i>Einstein</i>	1580 Madison Ave	Mankato	Bank and coffee store	Feb 2016		3,961		Renovation
Ignition Fitness	1960 Commerce Dr.	North Mankato	Fitness	Sept 2016		14,000		Renovation
ISJ Mayo Clinic	1025 Marsh St	Mankato	Healthcare	Feb 2016				Renovation
Jo's Fitness Garage	1763 Basset Drive	Mankato	Fitness	Jul 2016		2,400		New
Kato Insurance	100 Warren Street	Mankato	Financial	Jan 2016				Buildout
Knutson + Casey	196 St Andrews Drive	Mankato	Legal	Jul 2016				Renovation
LJP	2160 Ringhofer Dr	North Mankato	Garbage and Recycling	Apr 2016				Renovation
Mankato Clinic	1230 E Main St	Mankato	Healthcare	Apr 2016				Renovation
Mankato Clinic	1230 E Main St	Mankato	Healthcare	May 2016				Renovation
Maschka Riedy Ries	151 St. Andrews Court, Suite 910	Mankato	Attorney	Nov 2016				Renovation
Mayo Clinic Health Systems	101 Martin Luther King Jr Drive	Mankato	Healthcare	Dec 2016		22,735		New
<i>Med Express</i>	921 Madison Ave	Mankato	Healthcare	Aug 2016		5,400		Buildout
MinnStar Bank	201 Poplar Street	Mankato	Financial	Jan 2016		5,315		Renovation
<i>Motel 6</i>	1731 Premier Dr	Mankato	Hospitality	Nov 2016		27,660		New
<i>Our Little World</i>	121 Birkdale Dr	Mankato	Daycare	May 2016		11,030		New
Palmer Bus Service	1770 Howard Drive	North Mankato	Busing	Jun 2016				Renovation
<i>Regus</i>	100 Warren Street	Mankato	Business offices	Jan 2016		8,743		Buildout
Schugel Family Chiropractic	810 S. Front Street	Mankato	Healthcare	Dec 2016		1,050		Remodel
Southern MN Ortho	1545 Adams St	Mankato	Orthodontics	Mar 2016		8,058		New
South Central College	1920 Lee Blvd	North Mankato	Education	Nov 2016				Renovation
South Point Credit Union	1800 Commerce Dr	North Mankato	Finance	Oct 2016		2,816		Buildout
US Bank	115 E Hickory St, Suite 200	Mankato	Finance	Nov 2016		7,688		Buildout
Unknown	226 N Broad St	Mankato	Unknown			7,410		Buildout

Verizon Wireless Call Center	2000 Technology Dr	Mankato	Telecommunications	Nov 2016				Renovation
Verizon	1525 Tower Blvd	North Mankato	Tower	Apr 2016				Renovation
Vine	421 Hickory St	Mankato	Non-profit	Jun 2016				Renovation
					Sub-Total	195,407	\$19,118,803	

Professional - Service Economy									
2015									
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs	Type of Construction	
<i>Aspen Dental</i>	1872 Madison Ave	Mankato	Dental Care	Dec 2014		2,623		Buildout	
Blethan, Gage & Krause	100 Warren St	Mankato	Attorney	Nov 2014		8,680		Buildout	
Center Point	115 Dane St	Mankato	Utility Company - Gas regulator building	Dec 2014		180		New	
<i>Citizen Community Federal</i>	180 St Andrews Drive	Mankato							
Estate and Financial Services	196 St. Andrews Drive	Mankato	Estate and financial services	Jan 2015		1,610		Buildout	
Eskenas & Peterson Law Firm	525 S Front St	Mankato	Attorney	Mar 2015		1,390		Renovation	
Kato Glass	227 N 2nd	Mankato	Vehicle Glass	Apr 2015		840		Addition	
Kato Mini Storage	20 Sibley Parkway	Mankato	self storage	Aug 2015		3,300		Addition	
<i>Knutson and Casey</i>	196 St. Andrews Drive	Mankato	Attorney	Nov 2014		9,000		Buildout	
Landmark Realtors	921 Madison Ave	Mankato	TBD	Apr 2015				Buildout	
Lidstrom and Tailwind	100 Warren St	Mankato	Developers	Dec 2014				Buildout	
Little Stars Early Learning Center	300 Madison Ave	Mankato	Child Care	June 2015		14,450		Renovation	
<i>Main Street Dental</i>	287 St. Andrews Dr	Mankato	Dentist	Dec 2014		3,400		Buildout	
Mankato Area Foundation	127 S. 2nd St	Mankato	Non-Profit	June 2015		6,512		Renovation	
Mankato Clinic (Pediatric area)	1230 E Main St	Mankato	Doctor	Apr 2015				Renovation	
MVAC	706 N Victory Dr	Mankato	Regional food hub	Dec 2014		2,900		Buildout	
Northwestern Mutual	111 Cherry St	Mankato	Insurance	Nov 2015				Buildout	
Office Space - tenant TBD	1609 N Riverfront Dr	Mankato	TBD	Dec 2014		2,531		New	
Profinium Financial	100 Warren St	Mankato	Banking	Feb 2015				Buildout	
Ridley Building (Shell only)	111 W. Cherry St	Mankato	Ag Marketing	Apr 2015		39,000		New	
Ridley Building (interior, 3,4,5floors)	111 W. Cherry St	Mankato	Ag Marketing	June 2015				Buildout	
<i>SE MN Oral &amp; Maxillofacial Surgery</i>	1410 Madison Ave	Mankato	Dental Care	Dec 2014		3,950		Renovation	
<i>SE MN Oral &amp; Maxillofacial Surgery</i>	1410 Madison Ave	Mankato	Dental Care	Dec 2014		3,950		Buildout	
Sterling Medical	1961 Premier Drive	Mankato	Health care	Nov 2015				Renovation	
Turning Point Management	100 Warren St	Mankato	Business Services	Nov 2014				Buildout	
U Haul	1721 Madison Ave	Mankato	Truck Rental and storage	May 2015		22,871		New 2 buildings	
U Haul (2 story storage and distribution bu	1721 Madison Ave	Mankato	Truck Rental and storage	July 2015		39,000		new	
Verizon Wireless	1351 S. Riverfront Drive	Mankato	Verizon leasing space from Mankato West for tower	Dec 2014				New	
Verizon Wireless	1305 Stadium Road	Mankato	Cell Tower	Dec 2014				New	
Arnold Storage	1717 Howard Drive	North Mankato	Personal Storage	Sept 2015				new	
KEYC	1570 Lookout Drive	North Mankato	Television station	Oct 2015				Renovation	
Kitchenmaster, Klooster, Begalka	1660 Commerce Drive	North Mankato	CPAs	June 2015				new	
					Sub-Total	166,187	\$16,479,500		
					<b>Professional - Service Economy</b>	<b>361,594</b>	<b>\$53,543,474</b>		

Retail - Consumer Economy									
2017									
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs	Type of Construction	
Evenson Hallmark	1850 Adams Street, Suite 422	Mankato	Retail	Feb 2017				Buildout	
Harbor Freight Tools	1740 Madison Avenue	Mankato	Retail	Feb 2017		14,937		Renovation	
<i>Scheels</i>	1850 Adams Street	Mankato	Retail	Mar 2017				Renovation	
	1850 Adams Street, Suite 312	Mankato	in River Hills Mall	Mar 2017		19,276		Demo & New	
	1850 Adams Street, Suite 312	Mankato	in River Hills Mall	June 2017				Addition	
	1850 Adams Street, Suite 524	Mankato	in River Hills Mall	Mar 2017				Renovation	
Buffalo Wing and Rings	1890 Adams Street	Mankato	Mercantile	Mar 2017		18,000		New and Renovation	
Madison East Center	1400 Madison Avenue	Mankato	Mall	Mar 2017				Renovation	
<i>Five Below</i>	1901 Madison Avenue, Suite 410	Mankato	Discount Store	Apr 2017				Buildout	

	1850 Adams Street, Suite 430	Mankato	in River Hills Mall	May 2017				Renovation
McDonald's	150 W. Lind Court	Mankato	Fast Food	May 2017				Remodel
Mankato Place Maill	11 Civic Center Plaza	Mankato	Mall	May 2017				Remodel
Sleep Number	1861 Adams Street	Mankato	Mattress Store	May 2017		3,000		Demo & Addition
Scheels	1850 Adams Street	Mankato	Retail	May 2017				Remodel & Addition
Don's Dog House	126 N. Main Street	Lake Crystal	Occasional Market	June 2017	Sep-17			Renovation
Aldi	1621 Madison Avenue	Mankato	Grocery Store	June 2017		22,803		Remodel & Addition
Full Spectrum Float	514 S. Riverfront Drive	Mankato	Spa	June 2017		2,453		Buildout
Aldi	1621 Madison Avenue	Mankato	Grocery Store	June 2017				Remodel
Loffler Companies	1715 Commerce Drive	North Mankato	Copiers	Jan 2017				Remodel
Culver's	1680 Commerce Drive	North Mankato	Fast Food	Mar 2017				Remodel
Roadhouse 169	1006 N. River Drive	North Mankato	Resturant, Reroofing	Mar 2017				Remodel
Costumes Galore	2080 Lookout Drive	North Mankato	Retail	Apr 2017				Addition
<i>Neutral Groundz Coffee Shop</i>	229 Belgrade Avenue	North Mankato	Retail & Coffee Shop	Apr 2017				Remodel
Lloyd Lumber	1880 Commerce Drive	North Mankato	Building Material Retail	Apr 2017				
Lloyd Lumber	1880 Commerce Drive	North Mankato	Building Material Retail	May 2017				Addition
St. Peter Development Corp.	219 Park Row	Saint Peter		Feb 2017	Jul-17			
The Capitol Room	419 S. Minnesota Avenue	Saint Peter		Mar 2017	Sep-17			Renovation
Atwood Property Management	101 S. Minnesota Avenue	Saint Peter	Real Estate	Apr 2017	Jul-17			Renovation
Bath & Body Works	1850 Adams Street, Suite 424	Mankato	Retail	July 2017				Remodel
Buffalo Wing and Rings	1861 Adams Street	Mankato	Restaurant	July 2017		6,202		
<i>Brow Art 23</i>	1850 Adams Street, Suite 502	Mankato	Salon	July 2017				Demo & Buildout
Potbelly	1859 Madison Avenue	Mankato	Restaurant	Aug 2017		3,955		Demo & Addition
J. Longs	1640 Madision Avenue	Mankato	Retail	Aug 2017		1,702		Renovation
Video Serivces, Inc.	211 Mohr Road	Mankato	Video Services	Aug 2017		7,200		New
TJ Maxx	1901 Madison Avenue, Suite 300	Mankato	Retail	Sept 2017				Renovation
Verizon Wireless	1851 Madison Avenue	Mankato	Retail	Sept 2017		4,380		Remodel
Five Guys Burgers & Fries	1920 Adams Street	Mankato	Restaurant	Sept 2017		2,560		Remodel
1,000 Degrees Pizzeria	1351 Madison Avenue	Mankato	Restaurant	Sept 2017		2,718		Buildout
Verizon Wireless	1850 Adams Street, Suite 528	Mankato	Retail	Oct 2017		1,609		Remodel
Potbelly	1859 Madison Avenue	Mankato	Restaurant	Oct 2017				Buildout
Maker's Space	1700 3rd Avenue	Mankato		Oct 2017				Buildout
Ramy Seed Company	1329 N. Riverfront Drive	Mankato	Seed Supplier	Oct 2017				Addition
Hy-Vee	2010 Adams Street	Mankato	Grocery Store	Oct 2017				Remodel
Sub-Total						110,795	\$12,017,119	

Retail - Consumer Economy								
2016								
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction
<i>Almost Famous</i>	1850 Adams st	Mankato	Clothing	Apr 2016		546		Buildout
<i>Blue Bird Cakery</i>	607 S Front St	Mankato	Bakery	Nov 2016		1,750		Renovation
Cambria	1850 Madison Ave	Mankato	Countertops	Sept 2016		6,272		Renovation
Caribou Coffee	1800 Madison Ave	Mankato	Coffee Shop	Jan 2016		287		Renovation
Caribou Coffee	1580 Madison Ave	Mankato	Coffee Shop	Jun 2016		3,961		Buildout
Cinemark Theater	1850 Adams st	Mankato	Movie Theater	Feb 2016		25,454		Renovation
Cub Foods	1800 Madison Ave	Mankato	Grocery Store	Jan 2016		70,803		Remodel
<i>Dana and Kathy Schnepf</i>	21855 594th Ave	Eagle Lake	Storage Units	Apr 2016				new
<i>Dasch Salon</i>	500 Parkway Ave	Eagle Lake	Hair Stylist	Apr 2016				new
Dimension Center	1806 Commerce Drive	North Mankato	Retail					Renovation
Dino's Pizzeria	239 Belgrade Ave	North Mankato	pizza	Jul 2016				Renovation
<i>Dunkin Donuts</i>	1705 Madison Ave	Mankato	Doughnut Shop	Oct 2016		1,767		new
Freyberg Petroleum	1711 Lorray Drive	North Mankato	Gas Station	Jun 2016				Renovation
Habitat for Humanity ReStore	1730 Basset Drive	Mankato	Refurbished home repair	Mar 2016		16,246		new

<i>Heat Blowdry Bar/Wax Studio</i>	1591 Tullamore St, Suite 200	Mankato	Hair Stylist	Nov 2016		18,525		Buildout
Hilltop Florist	885 Madison Ave	Mankato	Florist	Jul 2016				new
<i>Hyundai</i>	1281 Raintree Rd	Mankato	Car Dealership	Aug 2016		13,270		new
Hy-Vee	2010 Adams St	Mankato	clinic in Grocery Store	Mar 2016		724		Remodel
<i>iSpace</i>	TBD	TBD	Office Furniture					new
Julee's Jewelry	520 S. Front St, Suite 400	Mankato	Jewelry	Nov 2016		2,439		Buildout
Kia of Mankato	160 St. Andrews Dr	Mankato	Car Dealership - carwash	May 2016		1,800		new
<i>Lovesick</i>	1850 Adams st	Mankato	Clothing	Mar 2016		3,207		new
McDonalds	1921 Adams St	Mankato	Fast Food	Sept 2016				Renovation
MGM	1757 Commerce Drive	North Mankato	Retail	May 2016				Renovation
Panera	1901 Madison Avenue, Suite 200	Mankato	Fast Food	Dec 2016				Remodel
Papa Murphy's Pizza	1776 Madison Ave	Mankato	pizza	Aug 2016		1,877		Renovation
<i>Primp</i>	518 Front St	Mankato	Women's Boutique			2,000		Buildout
<i>Riddle's Jewelry</i>	1850 Adams St Suite 141	Mankato	Jewelry	Jul 2016		2,209		Buildout
Toppers Plus	1929 Madison Ave	Mankato	2nd floor Office space	Feb 2016		21,240		Buildout
Vicotria Secret	1850 Adams st	Mankato	Clothing	Mar 2016		298		Remodel
YMCA Skate Park	161 Jaycee Court	Mankato	Recreation	Jan 2016		8,400		Buildout
Tenant #420	1850 Adams St #422	Mankato	Retail	Aug 2016		6,705		Renovation
Tip Top Tobacco	1710 Commerce Drive Suite 130	North Mankato	Retail	Aug 2016		1,360		Renovation
Ummies	530 S Front St	Mankato	Bar and Grill	Sept 2016				Renovation
United Team Elite	1420 Lookout Dr	North Mankato	Sports Apparel	Oct 2016		8,400		Renovation
	521 N Riverfront Dr	Mankato	Retail	Oct 2016				Renovation
	1757 Commerce Drive	North Mankato	Retail	Apr 2016				Buildout
Kaduce Properties	624 S. Minnesota Avenue	Saint Peter		May 2016				Renovation
Patrick's on 3rd	125 S. 3rd Street	Saint Peter	Pub	Sept 2016	Feb-17			Renovation
Diamond Dust Bakery	320 Sunrise Drive	Saint Peter	Bakery	Oct 2016	May-17			Renovation
O'Reilly's Auto Parts	801 N. Minnesota Avenue	Saint Peter	Auto Parts	May 2016	Mar-17			
	301 Madison Ave	Mankato	Retail	Aug 2016		740		Renovation

Sub-Total      220,280      \$10,328,369

Retail - Consumer Economy								
2015								
Company	Location	City	Description	Work Underway	Project Target Completion	Square Feet	Estimated Construction Costs (\$)	Type of Construction
<i>Asiana Buffet &amp; Grill</i>	1010 Raintree Road	Mankato	Former restaurant	Nov 2015				demo
<i>AT&amp;T</i>	1854 Madison Ave	Mankato	Wireless Telecommunications	May 2015		4,500		Demo and New
<i>AT&amp;T</i>	1854 Madison Ave	Mankato	Wireless Telecommunications	Aug 2015				Buildout
Buffalo Wild Wings	301 St Andrews Drive	Mankato	Restaurant	June 2015		745		Renovation
Children's Place	1850 Adams St Suite 136	Mankato	clothing retailer	Aug 2015				Buildout
Commercial Building	1351 Madison Ave	Mankato	Multi-tenant	June 2015				Buildout
Cub Foods	1200 Riverfront Dr	Mankato	Grocery	Aug 2015				Renovation
<i>Dairy Queen</i>	2001 Adams St	Mankato	Ice Cream	June 2015		7,050		New
Friesen's								
Graif's Clothing	900 N Riverfront Drive	Mankato	Men's dress clothing	Apr 2015		4,544		Renovation
<i>Hardee's</i>	101 W Lind Court	Mankato	Fast food	Aug 2015		3,065		New
Kwik Trip	1271 North River Drive	Mankato	Gas Station	Feb 2015				Renovation
<i>Kwik Trip</i>	1721 Premier Dr	Mankato	Gas Station	Mar 2015		14,571		New
<i>Mainstream Boutique</i>	1901 Madison Ave	Mankato	clothing retailer	Jan 2015		1,737		Buildout
Madison East Center	1400 Madison Ave	Mankato	Shopping Mall	Nov 2015				Renovation
Mankato Design Center	1711 Premier Drive	Mankato	Décor, Design, Construction	Nov 2014		19,800		New
Maurices's	1850 Adams St Suite 516	Mankato	clothing retailer	July 2015		6,108		Buildout
MGM	201 N Victory Drive	Mankato	Liquor Store	May 2015				Buildout
Mixed Use - 5 story	518 S Front St	Mankato	Commercial and residential	Sept 2015		40,000		New
<i>New Bohemia</i>	12 Civic Center Plaza	Mankato	Restaurant	Nov 2015		3,750		Renovation
<i>Polito's Pizza</i>	505 S. Front Street	Mankato	Restaurant	Nov 2015		2,586		Renovation



<i>Shake Shop</i>	301 Madison Ave	Mankato	Health food	Jan 2015		1,694		Buildout
Sweet Sounds	1418 N. Riverfront Drive	Mankato	Vehicle accessories	July 2015				Renovation
Target	1850 Adams St							
Wal-Mart	1881 Madison Ave	Mankato	Retailer	Aug 2015				Renovation
Best Western	1111 Range St	North Mankato	Hotel	Mar 2015				Renovation
Brennan Properties	406 Belgrade Ave	North Mankato	retail	Sept 2015				Renovation
C&C Property	422 Belgrade	North Mankato	TBD	May 2015				Buildout
Circle Inn	232 Belgrade Ave	North Mankato	Bar	Aug 2015				Renovation
International Quality Homecare	1750 Commerce Dr Suite 130	North Mankato	Medical	Feb 2015				Buildout
<i>Liquor Store</i>	1105 Range Street	North Mankato	Liquor Store	Oct 2015				Buildout
Perkins	1123 Range St	North Mankato	Restaurant	July 2015				Renovation
Starr Cycle	200 Pierce Ave	North Mankato	Motorcycle and rec vehicle	Oct 2015				Addition
Starr Cycle	200 Pierce Ave	North Mankato	Motorcycle and rec vehicle	Sept 2015				Addition

Sub-Total                    110,150                    \$12,071,483  
**Retail - Consumer Economy                    441,225                    \$34,416,971**

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**

~~Strikethrough~~ = Closed

2017 Total	2,586,399	\$83,649,258
Projects:	115	
2016 Total	437,283	\$43,554,894
Projects:	100	
2015 Total	935,149	\$402,508,597
Projects:	95	
3 Year Total	3,958,831	\$529,712,749
Projects:	310	

New in 2016: 2- Primary; 6- Professional / Service; 11 - Retail/Consumer