



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Anthony J. Penterman – Mayor / Lily Paul – Associate Planner
Date: December 19th, 2023
Re: Development Update

1. Uhaul Project at Commerce Crossing – Continues construction, the elevator shaft along with the exterior walls have been erected.
2. Legacy Creekside Apartments – 5 apartments at Commerce Crossing – continue to build and has finished the structure of the largest western apartment building and will be starting on the interior work.
3. Dreamville – will be looking to close on their bond in the new year. Staff continues to meet with them regularly.
4. The Reserve – Medical Residential, Senior Living Facility at Commerce Crossing, will be closing on the property on or before December 4th. They have started on their site plans and continue to get engineering and site work together.
5. Tann Corporation – Manufacturing Facility at New Prosperity Center – Tann broke ground Monday September 25th, 2023 and has started putting in their foundations.
6. Bassett Mechanical – Industrial Manufacturer in the South Industrial Park – Is nearly complete with their office addition. This project will likely have occupancy before the end of the year.
7. Straightline – Manufacturer in New Prosperity Industrial Park – broke ground and has their foundation in as they continue construction through the winter.

8. Klink Equipment – Klink and the City have agreed to the terms of an offer to purchase on a lot in the Industrial Park. Staff has been preparing all the deliverables for the contract and Klink has started their due diligence work on the property.
9. Grand Stay Hotel – Grand Stay hotel has done all their soiling borings and expects those results to be back to them within the week. Once they have the soil boring tests, they will begin engineering work and refining their site plan for the new 4 story hotel building vs the previous 3 story.
10. Enterprice Electric: Enterprice Electric will be building a new 9,000 square foot facility off of Driessen Drive. They have submitted site plans of the plan commission to review.
11. Industrial Development: there is an interested party for the 10-acre corner lot of our industrial park. Planning believes this use will fit very well. Once a formal offer is submitted more information will be given.
12. Copps Building: A new owner has taken over the Copps building and is working with Planning to develop a concept for the site.
13. Senior Living: senior living remains a hot topic in the area. Multiple soft inquiries have been made to build various types of housing targeted at seniors.
14. Housing: housing continues to be a topic of discussion. While staff has had numerous soft inquires for more market rate housing, affordable rent controlled housing that many members of the community are asking for, remains to be a hard spot to fill. Staff has found little interest from the development community to build this type of product.
15. Commercial: commercial inquiries have been near non-existent. This has been a similar trend in other communities as well.