



Application for Economic Development Authority Review

CITY OF LONG LAKE
450 Virginia Avenue, PO Box 606
Long Lake, MN 55356
Phone / 952.473.6961

Date Received ____/____/____
Staff Initials _____

This application must be completed when a project is proposed to be located on city-owned land; when an applicant is interested in speaking with the Economic Development Authority (EDA) about their potential project (separate from a land use application); or when an applicant is seeking EDA consideration of funding assistance for a proposed project. **PLEASE NOTE:** A request for funding assistance requires completion of this application, along with a Request for Economic Development Authority Assistance form.

General Information

Business Name: Dog Wellness Club Inc.
Address: 221 Borden Ave
City, State, Zip: Minneapolis, MN 55405
Business Is A: Corporation [] LLC [] Partnership [] Sole Proprietorship
EIN / Federal Tax ID#: 81-3780883
Contact Person: Max Bitterman Title: Owner
E-mail Address: max@ydbf.email Phone: (612) 518-2358

Project Information

PROPOSED PROJECT – Please attach a detailed graphic depicting your project proposal, including a site survey.

New Construction [] Revitalization of Existing Building/Site

Description of Proposed Business Type(s) and/or Uses: Dog daycare, boarding, grooming, training, community center

Prospective Tenants: 1 / Dog Wellness Club
Building(s) Square Footage by Use: 6-9k sq ft
Building Height and Materials: 15 ft, TBD

Site Address: 1905 W Wyaneta Blvd, Long Lake, MN 55356 PID: 34-118-23-13-0058

If New Construction, Total Size in Acres of Project Area: .47 acres

Does the applicant have site control, including a Purchase Agreement? no

Who is/are the present owner(s) of the site? City of Long Lake

What is the assessor's estimated market value of the project area now, and what will it be when the project is completed?

Current Market Value: \$ 400,000 Market Value Upon Completion: \$ 1,100,000

To the best of your ability at this time, please provide an estimate of your anticipated project costs on the lines below:

Land Acquisition	\$ <u>400,000</u>
Soil Correction / Remediation	\$ <u>0</u>
Demolition	\$ <u>0</u>
Site Grading & Excavation	\$ <u>30,000</u>
Utilities	\$ <u>20,000</u>
Road Improvements	\$ <u>0</u>
Curb, Gutter, Parking Lot, Sidewalks	\$ <u>40,000</u>
Building Construction	\$ <u>300,000</u>
Parking Ramp (if applicable)	\$ <u>0</u>
Landscaping	\$ <u>30,000</u>
Architectural & Engineering Fees	\$ <u>10,000</u>
Legal Fees	\$ <u>20,000</u>
Financing Costs	\$ <u>10,000</u>
Broker Costs	\$ <u>0</u>
Developer Fee	\$ <u>0</u>
Contingencies	\$ <u>0</u>
Other (specify on the line below)	\$ <u>0</u>
<hr/>	
TOTAL ESTIMATE	\$ <u>360,000</u>

What are the anticipated starting and ending dates of project construction?

Starting Date: 4/1/2024

Ending Date: 9/1/2024

Other General Information of Note Regarding Proposed Project: _____

What is the existing zoning of the property? Include a statement as to how the proposed development will conform to the current land use designation, or rationale as to why zoning changes would be necessary.

B2 General Business District

CONSULTANTS

Project Architect:

Name / Firm COBECK Construction Company, LLC

Current License # _____ Expires _____

Address 273 W Lafayette Frontage Rd, St. Paul, MN 55107

Phone 651-756-7521

Project Engineer: Name / Firm _____
Current License # _____ Expires _____
Address _____
Phone _____

General Contractor: Name / Firm CoBeck Construction Company, LLC
Current License # _____ Expires _____
Address _____
Phone _____

Legal Counsel: Name / Firm Seiler Law, PLLC
Address 800 Transfer Road Suite 100, St. Paul, MN 55114
Phone 612-396-9292

References

PROFESSIONAL REFERENCES -- Please provide a minimum of 2 professional references on the lines below; or a list of references may be attached as a separate sheet to this application.

Reference #1: Business Name / Firm Happy Tails Rescue
Address 7331 Baker St NE, Fridley, MN 55432
Contact Person Laura Westphall
Phone 210-863-6755

Reference #2: Business Name / Firm Home For Life Sanctuary
Address 847 Stillwater Blvd, Stillwater, MN 55082
Contact Person Lisa Ladeviere
Phone 612-963-2259

PROJECT EXAMPLES -- On the lines below, please provide recent examples (within the past five years) of similar developments your company has completed or is currently engaged in.

Example #1: Project Name Dog Wellness Club
Project Location 221 Border Ave, Minneapolis, MN 55405
Municipality Minneapolis
Type of Project Same as proposed
Project Size 8,000 sq ft
Project Start Date 3/1/2018 Completed 6/1/18
Market Value Upon Completion 1,200,000

Example #2: Project Name _____
Project Location _____
Municipality _____
Type of Project _____
Project Size _____
Project Start Date _____ Completed _____
Market Value Upon Completion _____

Example #3: Project Name _____
Project Location _____
Municipality _____
Type of Project _____
Project Size _____
Project Start Date _____ Completed _____
Market Value Upon Completion _____

Applicant/Developer Financial Background

Name and Address of Business Owner(s): (Please attach a separate page if more than 3 owners.)

1. Owner Name Max Bitterman Title Owner
Address 1240 Arbor St, Orano, MN 55391
City, State, Zip _____
2. Owner Name _____ Title _____
Address _____
City, State, Zip _____
3. Owner Name _____ Title _____
Address _____
City, State, Zip _____

Name and Address of Business Bank:

Bank Name Sunrise Bank
Address 2160 Blaisdell Ave
City, State, Zip Minneapolis, MN 55404
Contact Name Rich Esquirel Phone 612-558-7078

Name and Address of Bank Financing Project: (If financing bank differs from business bank.)

Bank Name _____

Address _____

City, State, Zip _____

Contact Name _____ Phone _____

Has the developer, developer's company, developer's previous company, partner, or related affiliate ever filed for a bankruptcy or defaulted on a loan commitment? YES NO

If yes, please explain: _____

Please provide a background on the developer's company, principals, and history; list previous experience of this particular development team working together.

We launched our dog training company in 2009. We opened the dog wellness club in Minneapolis in 2018.

Applicant Signature

I understand my signature below verifies that the information included in this application is true and correct to the best of my knowledge. I understand submission of this application is for informational purposes only. By reviewing the information in this application, the EDA has not agreed to formally negotiate with this applicant or consider any specific proposal.


SIGNATURE

1/23/2024
DATE