

BLOCK 11- PROPOSED MIXED USED REDEVELOPMENT PROJECT

56 Unit Housing – 2nd & 3rd Floor
Retail/Office Space – 1st Floor

Current Property Owner: City of Marshall and Marshall HRA
Proposed Developer: APX Construction Group, LLC

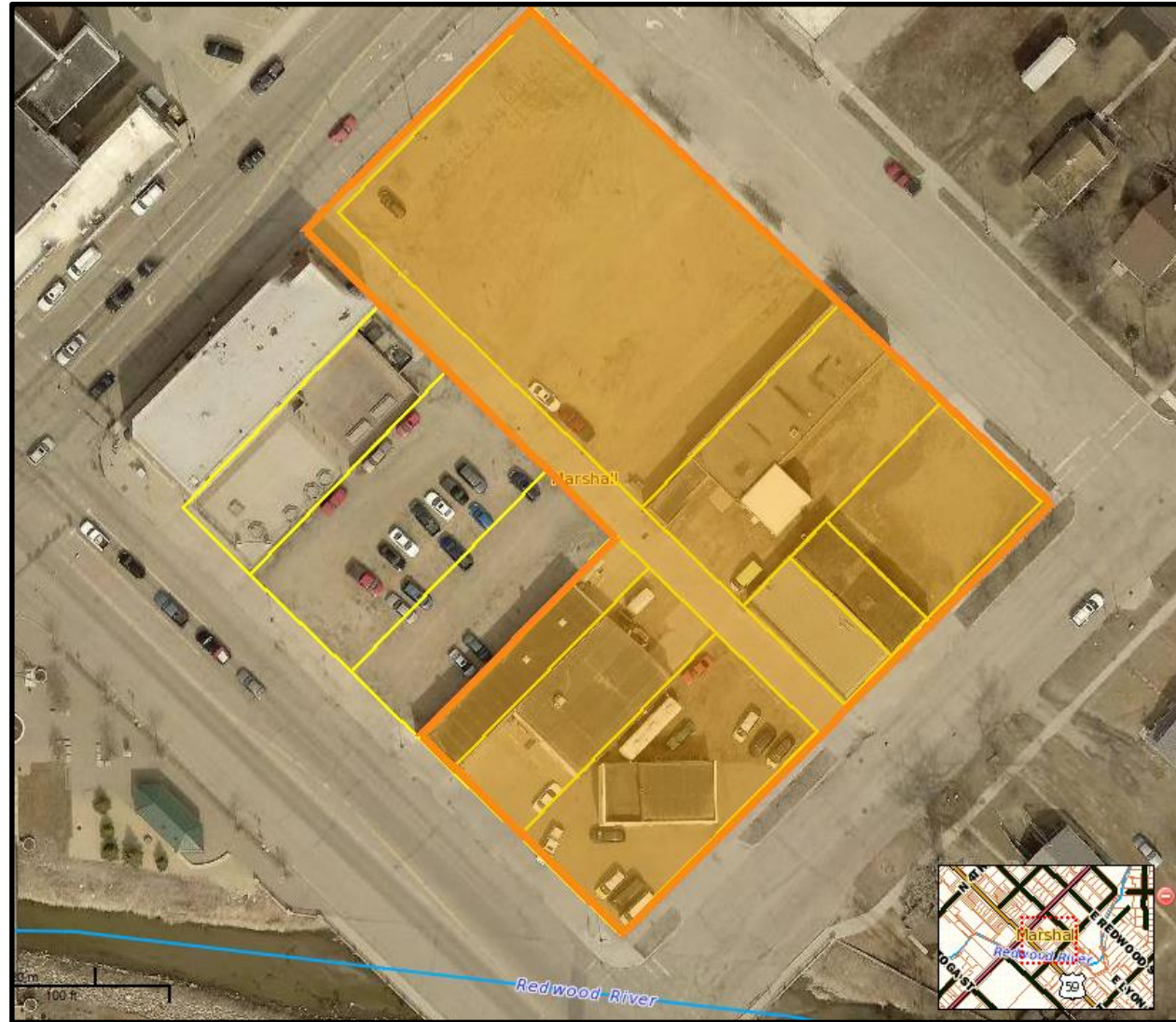


BLOCK 11 HISTORY

The City has been working over the past 10+ years acquiring the dilapidated parcels on this block.

In the City of Marshall Comprehensive Plan it states that the Central Business District (CBD) is a very important element in the City of Marshall. It also lays out the following goals under Downtown:

- 1) Create an atmosphere in the downtown area that is conducive and supportive of housing in the downtown area.
- 2) Identify and promote an appropriate mix of retail and service businesses in the downtown area.
- 3) Encourage appropriate redevelopment of the downtown area.
- 4) Promote the cooperation of the public and private sector in redevelopment consistent with the need to maintain a strong downtown area.
- 5) Encourage a positive, vital and unique image for the downtown area.



BLOCK 11 PICTURES



BLOCK 11 REDEVELOPMENT TIMELINE

December 13, 2018	EDA approved Block 11 RFP.
December 21, 2018	RFP Release Date
March 15, 2019	Deadline to submit questions.
April 30, 2019	RFP Submittal Deadline. Staff received two RFPS.
May 6, 2019	Internal review with staff.
May 17, 2019	Posted Advertisement for Bids for Removal & Disposal of Hazardous materials at Block 11.
May 23, 2019	Initial interview meeting with APX to discuss proposal with staff and EDA sub-committee.
June 4, 2019	Advertisement for Bids for Removal & Disposal of Hazardous materials at Block 11 closed.
August 2, 2019	Reached out to Mikaela Huot (Bakertilly Municipal Advisors) for preliminary TIF review.
August 19, 2019	Started drafting Preliminary Development Agreement as recommended.
August 21, 2019	Sent first Preliminary Development Agreement draft to Sofia/Andrew at Kennedy & Graven to review.
August 29, 2019	Sent first Preliminary Development Agreement draft to APX for review.
September 5, 2019	Conference Call with Mikaela Huot (Bakertilly Municipal Advisors) to discuss next steps and review PDA.
September 24, 2019	Present Block 11 Development Proposal to City Council and receive any input.
October 8, 2019	Anticipate presentation of Preliminary Development Agreement to Council.



APX CONSTRUCTION GROUP, LLC

Based out of Mankato, MN, APX Construction Group, LLC is committed to bringing together the right people to achieve the right results for you. They are fully invested in the project and work collaboratively with the City of Marshall to make the entire building process a smooth and successful one. APX team members are on-site each day, they are available and maintain that level of service until the project is complete.

APX brings together a long-standing tradition of quality-construction experience, teamed with the latest in today's new technology and resources. They take pride in knowing our client's expectations, then surpassing them.

The firm is founded on three simple principles: Cost. Quality. Results.





City of Marshall

Redevelopment of Block 11, Lots 1-5
and Lots 15-20 in Downtown Marshall

September 24, 2019



PRESENTING



JORGE LOPEZ
APX Developer
Owner's Representative



LEAP CHEAR
EAPC
Project Manager



SHAWN CROWLEY
EAPC
Project Architect

APX IN FACTS & NUMBERS

Construction Group

30



**YEARS OF
COMBINED
EXPERIENCE**

27



**OFFICE LOCATIONS
ACROSS MN**

15



**EXPERIENCED
PEOPLE WORKING
AS A TEAM**

\$2M SF

**OF COMMERCIAL
AND MULTI-FAMILY
DEVELOPMENT**

EAPC IN FACTS & NUMBERS

Full-service design firm

52



**YEARS OF
BUILDING
RELATIONSHIPS**

10



**OFFICE LOCATIONS
ACROSS ND, MN,
SD, CO, AZ**

130



**CREATIVE PEOPLE
WORKING AS
A TEAM**

\$275M



**PER YEAR IN
CONSTRUCTION
VALUE BUILT**

DESIGN CONCEPT



MIXED USE DEVELOPMENT

UNDERGROUND PARKING ENTRANCE

PLANTERS

OUTDOOR PLAZA PATIO

GREEN SPACE

PARKING LOT

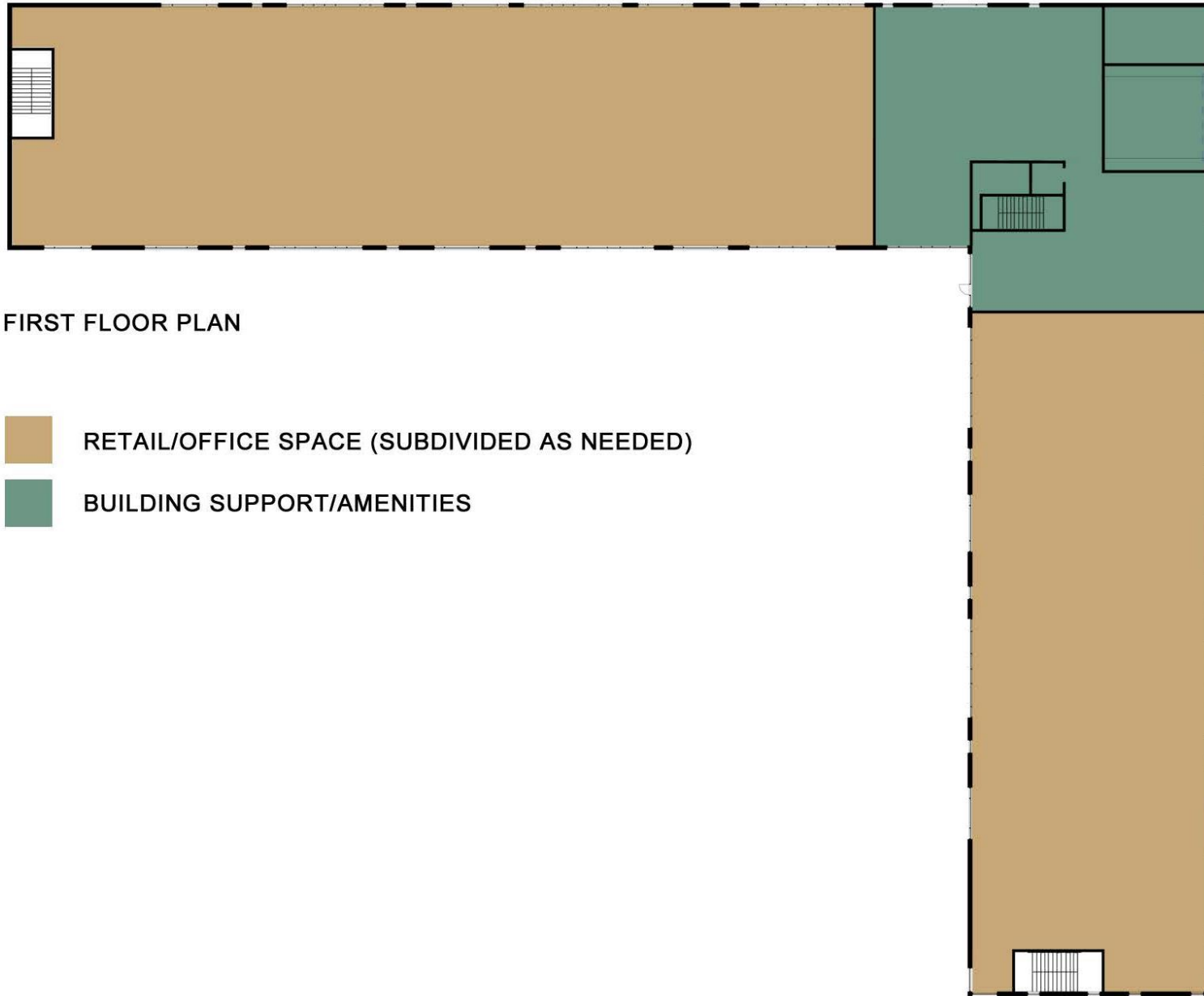
E COLLEGE DR.

N 1ST ST.

W MAIN ST.

19

59

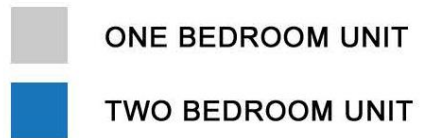


FIRST FLOOR PLAN

-  RETAIL/OFFICE SPACE (SUBDIVIDED AS NEEDED)
-  BUILDING SUPPORT/AMENITIES



TYPICAL SECOND AND THIRD FLOOR PLAN



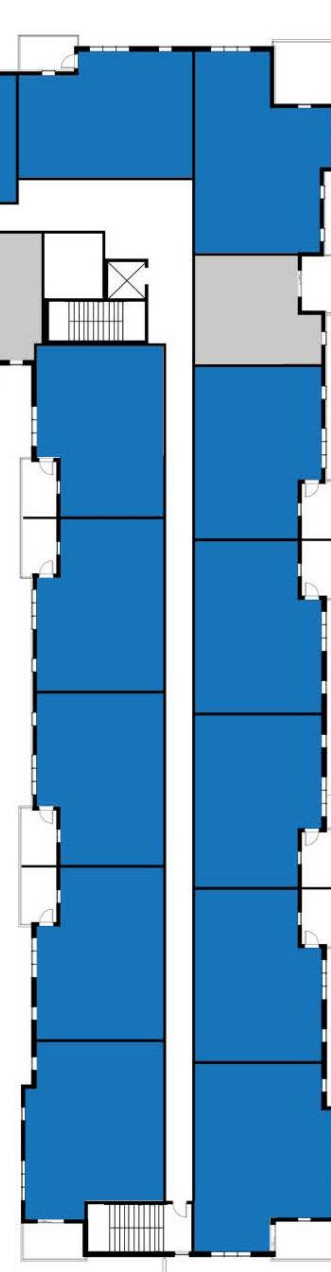
HOUSING INFORMATION

Housing Square Footage = 66,800 SF Total

One Bedroom Units - 14 (7 each floor)

Two Bedroom Units - 42 (21 each floor)

Total Units - 56





TYPICAL ONE BEDROOM UNIT



TWO BEDROOM UNIT - TYPE ONE

HOUSING INFORMATION

One Bedroom Units - 14

Two Bedroom Units - 42

Total Units - 56



TWO BEDROOM UNIT - TYPE TWO



VIEW FROM EAST COLLEGE DRIVE HEADING NORTHEAST



VIEW FROM WEST MAIN HEADING NORTHWEST

FINAL THOUGHTS

- ✔ We have an experienced and creative team
- ✔ We understand the goals of the City and are willing to work with all stakeholders to create the best development for Block 11
- ✔ Local participation is valued and vital to the success of the project



THANK YOU FOR LISTENING!

We are happy to answer your questions.



City of Marshall

Redevelopment of Block 11, Lots 1-5
and Lots 15-20 in Downtown Marshall

September 24, 2019

