

# BLOCK 11- PROPOSED MIXED USED REDEVELOPMENT PROJECT

---

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

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

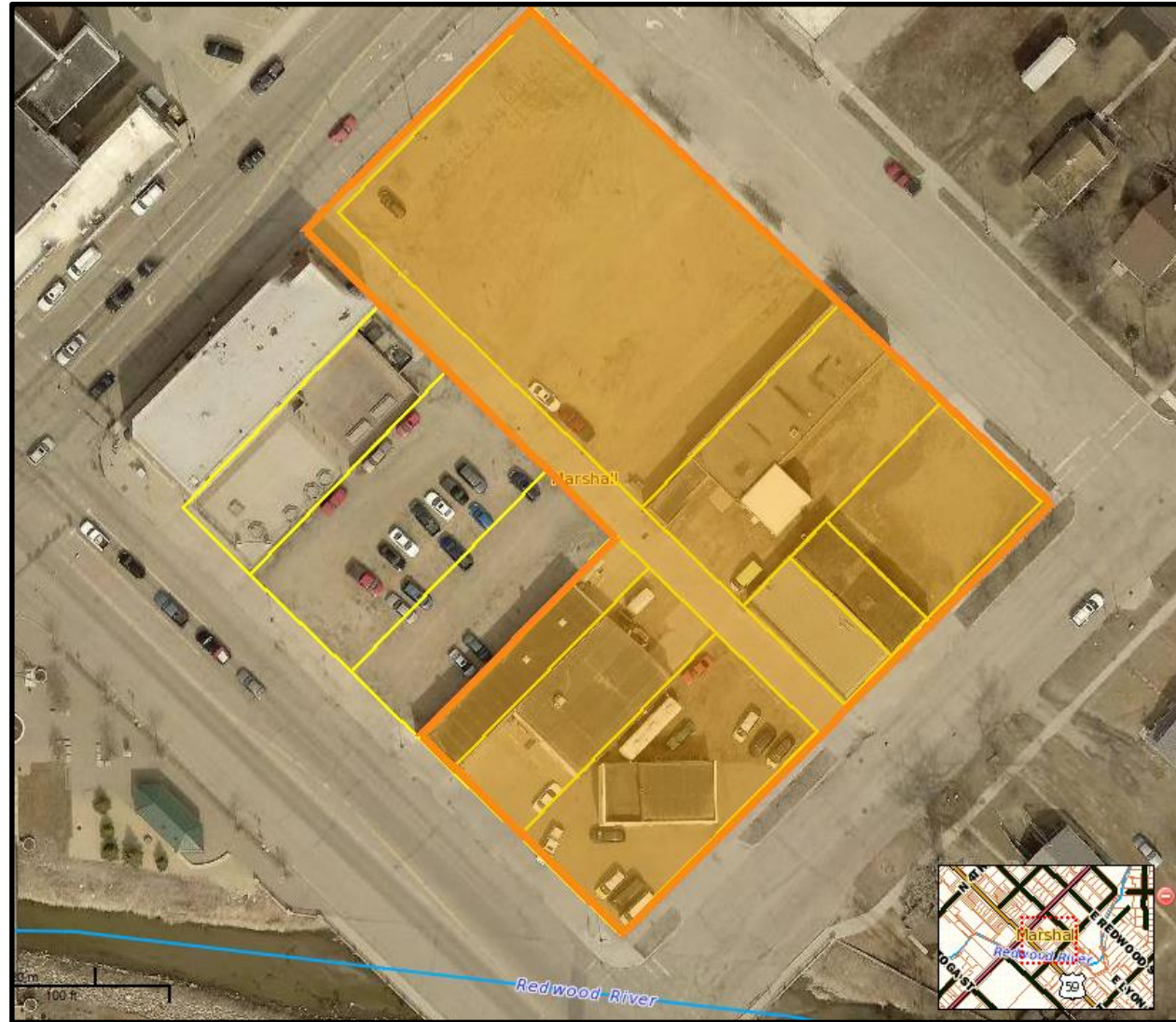


# BLOCK 11 HISTORY

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 Preliminary Development Agreement at City 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

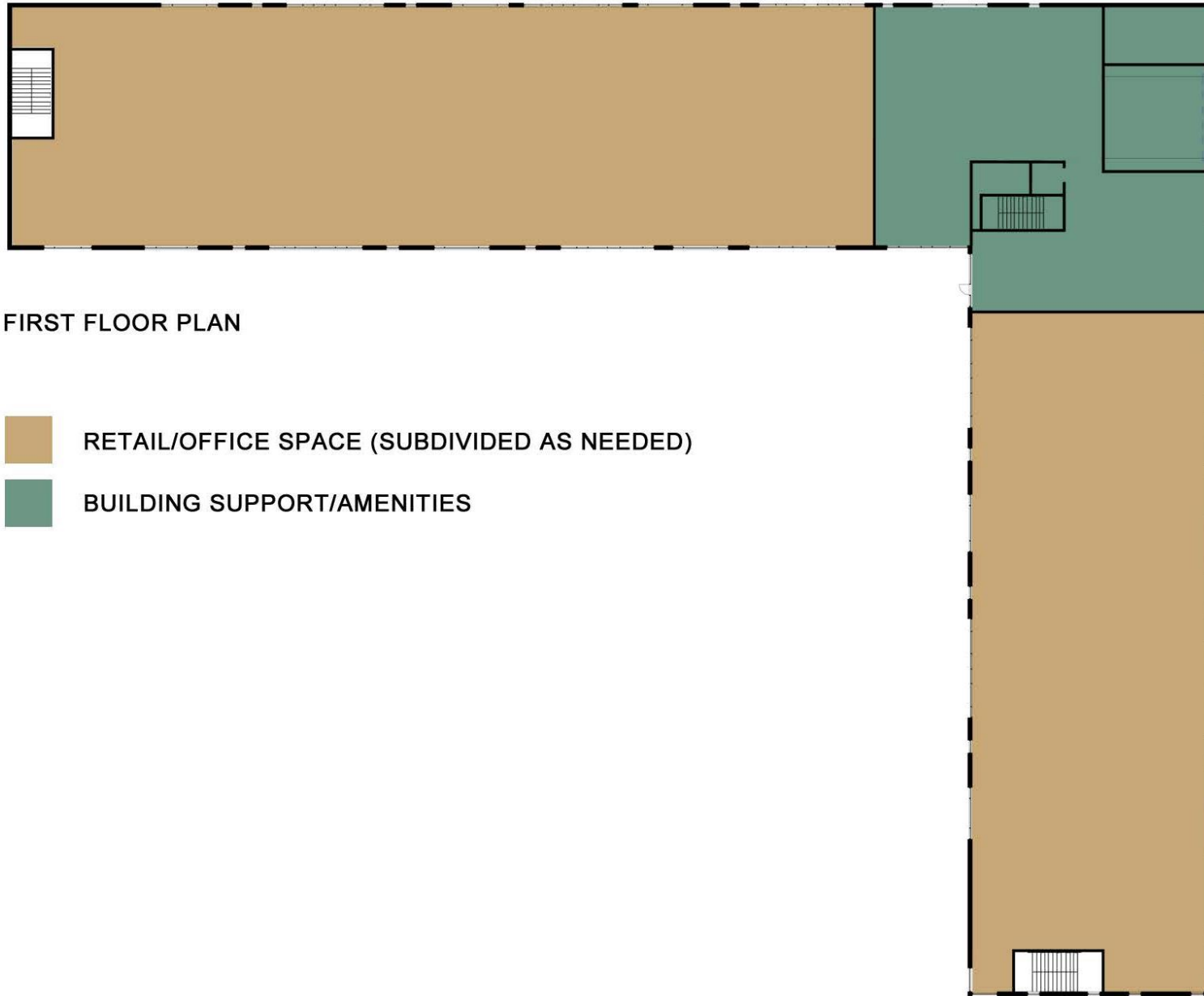
E COLLEGE DR.

N 1ST ST.

W MAIN ST.

19

59

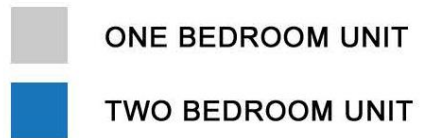


FIRST FLOOR PLAN

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



TYPICAL SECOND AND THIRD FLOOR PLAN



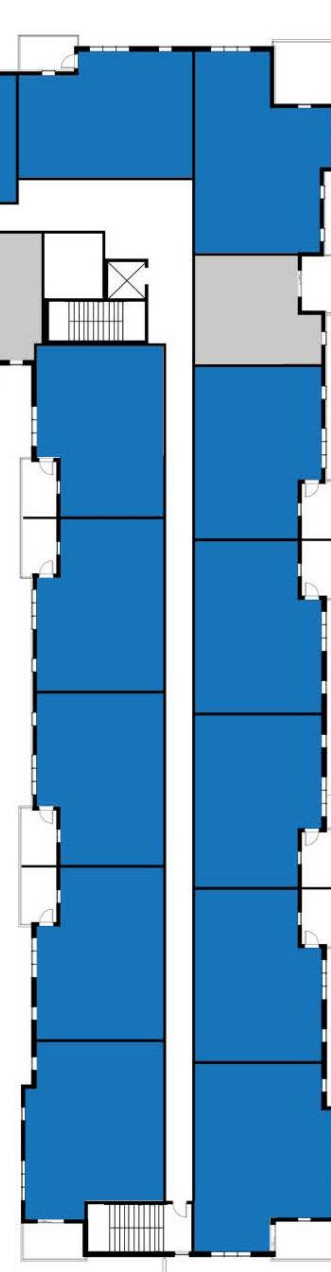
HOUSING INFORMATION

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

