Pursuant to due call and notice thereof, a Council Budget Workshop of the North Mankato City Council was held in the Municipal Building Council Chambers on September 17, 2018. Mayor Dehen called the meeting to order at 6:00 p.m. The following were present for roll call: Mayor Dehen, Council Members Steiner, Norland, City Administrator Harrenstein, Finance Director McCann, Public Works Director Host and City Clerk Van Genderen.

Discuss Proposed 2019 Budget

Finance Director McCann reported that at tonights regular Council Meeting the City Council would approve the preliminary tax levy, the amount set would be the maximum amount allowed and could be decreased in December when the tax levy for 2019 was adopted.

The City received an update from the County that reported a 9% increase in market value for $102 million compared to what was previously reported as an 8% increase for $89 million. Finance Director McCann reported based on the new numbers the tax rate could decrease by .8% to 51.3% and still capture $600,000 in new taxes. The total general property taxes proposed by the City of North Mankato for 2019 is $6,895,397 with the General Fund receiving $5,252,607, the Port Authority $75,000, Debt Service $1,375,458 and the Abatement Levy $193,332. The proposed 2019 levy dollar amount is $606,000 more than the 2018 levy. The total tax capacity increase is larger than the tax levy increase which leads to a decrease in the tax rate. The General Fund Levy increase from 2018 was $629,718 or 13.62%, the Port Authority had a 0% change, the Debt Service increased by $4,610 up .34%, and the Tax Abatement decreased by $27,682 or down 12.52%, overall the entire tax levy increased by $606,646 or up 9.65%.

Finance Director McCann reviewed the North Mankato tax base by breaking it down into Residential, Rental/Non-homestead, Commercial, Agricultural, Tax Forfeited, and Exempt properties. Agricultural, tax forfeited and exempt properties made up only 4% combined. North Mankato Property Types broke down to 78% residential, 13% rental/non-homestead and 5% commercial the estimated market value of those properties broke down to 65% of the value residential, 16% commercial and 11% rental/non-homestead. City taxes paid breaks down to 57% residential, 30% commercial and 13% rental/non-homestead. Finance Director McCann proceeded to review the median and maximum estimated market value, and the top 5 estimated market value combined. The top 5 estimated market value combined were $4,283,100, residential, $2,511,300, agricultural, $28,087,400 commercial and $27,386,900 rental. The median taxes paid broke down to $839.72 residential, $1,283.03 agricultural, $3,307.79 commercial and $180.87 rental/non-homestead. Finance Director McCann also reviewed the top 5 combined taxes paid with $24,649.44 residential, $13,089.90 agricultural, $290,850.88 commercial and $167,847.62 rental/non-homestead.

Finance Director McCann reviewed the Capital Investment Annual Allocation which included the Parks Plan at $400,000 which is fully funding the program, Street Maintenance Plan, with an allocation of $400,000, which includes seal coating, and mil and overlay to help maintain streets, Vehicle and Equipment Replacement with $233,000, Sidewalk Maintenance Plan which has $24,000, to help residents pay for sidewalks that need to be repaired, $300,000 in the Water Fund, $250,000 in the Sewer Fund, $40,000 in the Storm Water Fund and $297,000 in the Building Maintenance Fund which is new this year to help maintain and improve our aging facilities. The City will also be making the final payment on the Wheeler property. Council Member Steiner requested clarification on the Public Works Building and the methane gas. Public Works Director Host stated the City is ready to proceed to go out to bid to change the system from passive to an active blower system. Mayor Dehen requested if there were grant funds. Public Works Director Host stated there might be some EPA dollars for clean up. Council Member Norland wondered if the methane could be recycled in any way.

City Administrator Harrenstein stated it was a good idea, but once the fix is made the methane should no longer be present.

Finance Director McCann reviewed infrastructure and maintenance schedule of both street and facilities as both age it is important to plan for repairs and replacement. A discussion of the 2019-2023 Equipment and Facilities Replacement revealed two lawnmowers for $180,000, two snowplows, one in 2020 and one in 2022, a truck for Community Development, the final land payment for the Wheeler land purchase and rollers allocated to future years. City Administrator Harrenstein pointed out the mowers were $90,000 each, but the current mowers were purchased in 1982, and these are the mowers you see all around town and they also push snow on the sidewalks. The mowers are well maintained and are aging the more expensive price tag is due to the variety of work the mowers are required to perform.

Finance Director McCann began the Capital Improvement Plan discussion by indicating the projects identified for 2019 included the Tyler Avenue Reconstruction for $500,000, and the Commerce Drive City portion is $500,000 leaving approximately $1,000,000 to be determined. Included for discussion were aging City facilities, ravine maintenance and recreational facilities acknowledging that Caswell Park is now 30 years old. A few items scheduled into the future CIP include $151,000 in 2020 for Safe Routes to School project at Dakota Meadows and in 2021 $168,000 for a Safe Routes to School project for Monroe/Bridges. City Administrator Harrenstein stated staff was seeking direction on both the cash and the bonded portion of the CIP taking into consideration the five pillars the Council has created to focus on including the streets, park, budget, facilities, and vehicle replacement. The Council has adopted several plans and has committed to funding and implementing those citizen guided plans. Mayor Dehen requested clarification on if the Sales Tax funds would be available in 2020. Finance Director McCann reported they could be available in 2019, but if the City waited more funds would be available. Mayor Dehen listed his top priorities for the CIP which included completion of the shelter, restrooms and parking at Benson Park, adding restrooms near Miracle Field and in the short-term providing a handicap port-a-potty, the Belgrade Avenue update of the lighting and possibly putting in new electrical service which would make it possible to put in the mid-block crossing on the 200 blocks and four would be to apply funding for the corridor study for 169 from LeHillier to Highway 14. Council Member Norland reported she would like to see work completed on ravines and she wanted to know more about maintaining water quality in the Minnesota River by preventing pollution from entering the river through our storm drain system. City Administrator Harrenstein noted the MPCA has rather strict guidelines for industrial and commercial buildings which includes stormwater holding ponds. City Engineer Sarff reported many of the newer subdivisions have stormwater holding ponds that prevent runoff from going directly into the river, most of these are in upper North. He noted the City is fortunate that lower North has sandy soil that acts as a natural cleaner. City Administrator Harrenstein noted that as the City returns areas to natural prairies and works on managing greenway's this will also help. City Administrator Harrenstein noted that staff was planning on bringing information concerning Caswell Park to a work session.

Finance Director McCann stated the proposed levy would be approved at the next Council Meeting with continued budget meetings in October and November. The Truth in Taxation hearing would be held on December 3rd at 7:00 p.m. and the final levy and budget would be adopted on December 17, 2018. Mayor Dehen suggested maybe the City should set the tax rate at a 0% change to ensure the City has the funds to cover the unexpected costs that may arise. Finance Director McCann stated it was a policy decision that sets the maximum amount. If Council determined they would like to change the tax rate the resolution in the City Council packet would need to be changed. City Administrator Harrenstein acknowledged there were unknowns concerning the Pierce Avenue fix the proposed levy does not take into account payment for that project. He stated the proposed levy and existing resources should cover the repair based on preliminary estimates. The funds would come from old construction funds, but the City should be able to cover the costs. Mayor Dehen stated that was his concern as it may not be enough. City Administrator Harrenstein noted based on the preliminary estimates the City should be able to cover the costs. Mayor Dehen requested staff prepare a resolution setting the tax rate at a minus .5% and the Council could go lower in December.

Mayor Dehen closed the Council Workshop at 6:57 p.m.

Mayor

City Clerk

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on September 17, 2018. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Mayor Dehen, Council Members Steiner, and Norland, City Administrator Harrenstein, Finance Director McCann, Attorney Kennedy, Community Development Director Fischer, Public Works Director Host, and City Clerk Van Genderen. Absent: Council Members Freyberg and Whitlock.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda as presented. Vote on the motion: Steiner, Norland, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Meeting Minutes

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council Work Session meeting of September 4, 2018. Vote on the motion: Steiner, Norland, and Dehen aye; no nays. Motion carried.

Approval of Council Meeting Minutes

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of September 4, 2018. Vote on the motion: Steiner, Norland, and Dehen aye; no nays. Motion carried.

Proclamation

Mayor Dehen read the following Proclamation into the record:

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2018, marks the two-hundred-thirty-first anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW THEREFORE I, Mark Dehen, Mayor of North Mankato, by virtue of the power vested in me as Mayor of the City of North Mankato do hereby proclaim September 17 through 23 as:

CONSTITUTION WEEK

And ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

Susan Hinz, Regent for the Anthony Wayne Chapter of the Daughters of the American Revolution, appeared before Council and thanked the Mayor for the proclamation recognizing the Constitution of the United States of America.

Public Hearing, 7 p.m.-Consider Ordinance No. 109, Amending Chapter 154.05, Prohibited Signs

Community Development Director Fischer reported the proposed Ordinance would allow painting on exterior walls. It is a response to an increased interest in public art. In the past, the Ordinance had been used to deny painting, but if Council would like to allow City approved public art, they would need to pass Ordinance No. 109.

Consent Agenda

Council Member Steiner moved, seconded by Council Member Norland, to approve the Consent Agenda.

A. Bills and Appropriations.
B. Res. No. 71-18 Approving Donations/Contributions/Grants.
C. Approved Mobile Home Park Permits for CAL-AM Properties, Inc. as the new owners of Avalon & Camelot Estates.
D. Approved Park and Audio Permit for Mankato Area's Walk for Recovery on September 29, 2018, from 9:00 am to 2:30 pm.
E. Approved Licenses for Soft Drink, 3.2 Beer Off-Sale and Cigarette Sales for Northern Tier Retail, LLC located at 201 Webster Avenue.

Vote on the motion: Steiner, Norland, and Dehen aye; no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda

Stefanie Jaquette, 509 Wheeler Avenue, appeared before Council expressed concerns about the proposed tax levy, stated residents support the TIF through taxes, supported Benson Park completion, approved of public input sessions and supported the Safe Routes to School projects.

Phil Henry, 1300 Noretta Drive, appeared before Council and stated his taxes continue to increase along with his property value.

Business Items

Res. No. 72-18 Resolution Approving Proposed Tax Rate.

City Administrator Harrenstein stated based on feedback during the Council Work Session Finance Director McCann has a proposed amendment to the resolution. Finance Director McCann stated that a .5% decrease in the tax rate would set the general levy at $6,934,509 an increase of $39,112 from the levy presented in the resolution of $6,895,397. This is the preliminary tax levy and can be decreased, but not increased in December. Mayor Dehen stated that over the past four years the Council had decreased the tax rate by 3%, he acknowledged property taxes have increased from County, School, and City due to increased valuations. He stated some is from the Tax Increment Financing because the City is attracting additional people and businesses to the area which creates a supply and demand, increasing valuations. **Council Member Norland moved, seconded by Council Member Steiner to adopt the Amendment to the Resolution. Vote on the motion: Steiner, Norland, and Dehen aye; no nays. Motion carried. Council Member Norland moved, seconded by Council Member Steiner to adopt the Amended Resolution Approving Proposed Tax Rate. Vote on the motion: Steiner, Norland, and Dehen aye; no nays. Motion carried.**

Ordinance No. 109, Amending Chapter 154.05 Prohibited Signs.

Noelle Lawton, Executive Director of the Twin Rivers Council for the Arts, appeared before Council and stated one of the four grant recipients is a traditional mural on the NaKato. Ms. Lawton noted that during the process it was discovered that the City has an Ordinance that prevents painting on exterior buildings. She indicated that during the public art process there was a lot of interest in murals. City Administrator Harrenstein reported Council could decide to approve murals or they could continue to deny. He thanked Ms. Lawton for her work on the Public Art Plan and her continued work on the grants by interacting with the artists and working with the City to promote an increased quality of life. Mayor Dehen requested clarification on the materials standards. Ms. Lawton reported that was a part of an artist's qualifications. Attorney Kennedy requested clarification on the proposed mural. Ms. Lawton stated the mural would be a single artist and not a community art mural. Attorney Kennedy also wanted to know who would approve the proposed mural before it was painted. Mayor Dehen stated the Council for the Arts would screen the art before bringing it to the Council for approval. **Council Member Steiner moved, seconded by Council Member Norland to Adopt Ordinance No. 109, Amending Chapter 154.05 Prohibited Signs. Vote on the motion: Steiner, Norland, and Dehen aye; no nays. Motion carried.**

Open Forum

Phil Henry, 1300 Noretta Drive, stated the Council approved a mural in lower North Mankato five or six years ago.

Stefanie Jaquette, 509 Wheeler Avenue, appeared before Council and stated she supported public involvement, decreasing the public speaking guidelines, promoted consent agenda guidelines and welcomed public involvement in government.

Lucy Lowery, 2263 North Ridge Drive, appeared before Council and stated she supported the completion of Benson Park and restrooms at Fallenstein Field. She requested $15,000-$20,000 be set aside for new chairs and tables in the Police Annex.

Sandra Oachs, 230 Abbywood Lane, appeared before Council and stated if the Ordinance allowing public murals is approved the bar she owned Spinner's would be interested in working with the Council for the Arts and the City Council to have a mural placed on their back wall. Mayor Dehen requested Ms. Oachs, who is a member of Business on Belgrade, inform the Council about the upcoming Bier on Belgrade. Ms. Oachs reported the event would be held on Saturday, September 22, 2018, from noon to 10:00 p.m. There would be live music and craft and domestic beer would be available.

City Administrator and Staff Comments

City Administrator Harrenstein reported to Council Member Steiner that the City had contacted the City of Mankato concerning locating new bus stops, he indicated he had not received a reply concerning the request.

City Administrator Harrenstein reported at the last Council Meeting the Chromey's had reported a traffic issue at North Ridge and Quail Roost Drive. He reported Community Development Director Fischer and himself went up for a site visit. He stated one-factor limiting visibility at the corner is trees that impede the line of site. The Parks Department will be removing two trees and trimming a third to improve the line of site hopefully.

Public Works Director Host reported the Swim Facility and the Warming House are moving in the right direction.

Mayor and Council Comments

Mayor Dehen stated he had received some thank you notes from South Central College scholarship recipients who received scholarships that the City sponsors.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 7:29 p.m.

Mayor

City Clerk

Pursuant to due call and notice thereof, a Council Budget Workshop of the North Mankato City Council was held in the Municipal Building Council Chambers on October 1, 2018. Mayor Dehen called the meeting to order at 6:18 p.m. The following were present for roll call: Mayor Dehen, Council Members Norland, Freyberg and Whitlock, City Administrator Harrenstein, Finance Director McCann, Community Development Director Fischer and City Clerk Van Genderen. Absent: Council Member Steiner.

Discuss Proposed 2019-2029 Capital Improvement Plan

Finance Director McCann reported the discussion would focus on Caswell sports and proposed Caswell Park upgrades and consideration of an indoor recreation facility. The softball complex needs improvements to maintain the international reputation, and because the facility services are statewide sporting and economic needs, a bonding request should be submitted to fund the improvements. Voters approved the extension of the sales tax in 2016 including a new use for indoor recreation. Finance Director McCann reported the statistics for 2018 which included an estimated 34,372 visitors, 23 tournaments/major events at Caswell Park and 5.5 million in economic impact. Caswell Park has had a significant impact on North Mankato with an estimated 850,000 visitors since its inception in 1987, local youth tournaments, the State Girls' High School Tournament since 1994, hosting national tournaments and international tournaments. Finance Director McCann reviewed the timeline for Caswell Park concluding with the development of a draft Master Plan in 2015.

The Caswell Park Master Plan and the North Kato Ideas included a sales tax extension discussion that expanded to include indoor recreation facilities. The expansion and improvement of Caswell were identified as a top use of sales tax proceeds, and the plan identified improved parking, pedestrian access, lighting, and greenery expanding to include indoor ice, aquatic center, picnic areas, and a stormwater pond. Finance Director McCann reviewed specifics of the master plan that included a parkway zone, existing softball zone, stormwater management zone and a community zone which was phased with phase one an ice arena and parking lots, phase two ice arena or aquatic center, sand volleyball courts, and landscaping and phase three a second or third sheet of ice. The estimated cost for the 2015 Caswell Park Masterplan with the aquatic center was $26,600,500, with only ice, the estimate was $24,611,000. Finance Director McCann reported that voters approved the extension of sales and use tax for $15 million in 2016 and legislation approved authorization of $9 million. In 2018 the Mankato Sports Commission referred facilities development to the Governmental Affairs division of Greater Mankato Growth to work with institutional partners on the pursuit of indoor recreation with local and regional significance. As North Mankato and Mankato sales tax extensions were approved, GMG Sports Commission established a Facilities Development Committee. The committee worked with community members and stakeholders and met with various user groups to discuss indoor recreational options. Finance Director McCann reported the Sales Tax Extension language included regional parks and trails, including construction of indoor regional athletic facilities, TH14/CSAH 41 interchange, expansion of the Taylor Library, Riverfront redevelopment, and lake improvement projects. Voters approved the Sales Tax Extension with 73% (4,991) voting yes and 27% (1,853) voting no. Facility discussions were held by user groups and interested parties. Both Bethany and MSU have identified the need for their own sports dome and are pursuing those avenues. Mankato prioritized Tourtelott Park, Thomas Fields, and Rosa Parks additions. North Mankato continues the discussion of Caswell improvements and an indoor recreation expansion. Finance Director McCann reviewed the current Caswell Park needs with an estimated $3.5-5.0 Million in upgrades and upkeep to the park.

Finance Director McCann invited the Greater Mankato Growth Vice President and Director of Government and Institutional Affairs Patrick Baker to speak to the Council. Mr. Baker reported

Greater Mankato Growth is interested in this conversation as the population continues to grow. It is important to provide the amenities that will attract talent to the area and sports and recreation are a draw. Mr. Baker reviewed Greater Mankato Growth's efforts including discussions with Minnesota's Amateur Sports Commission (MASC) which provided a preliminary analysis noting that the area excels at bat and ball and field sports and recommends investing in those areas. He noted that the area would be excellent as a regional amateur sports hub. Mr. Baker stated phase one projects in the area would be improving existing facilities and the enhancement of bat and ball and field sports with indoor recreation opportunities, and to not ignore the indoor courts for pickleball and tennis as there are few indoor courts and the community is undersized on court space. He stated suggestions included a community request from both cities for bonding dollars from the legislation in 2019. He reported phase two and three included hockey and aquatics. Mayor Dehen requested clarification on the criteria for a MASC money. Mr. Baker stated the commission's priorities lie with new than improving existing with limited grants they suggested going directly to the legislation.

City Administrator Harrenstein reported he was directed after six weeks on the job to begin reviewing drafts for indoor hockey rinks. He stated Caswell had served the area very well; he reviewed how Caswell Park was able to host an international series while hosting a girls' softball tournament. Caswell was able to provide opportunities for interaction between the two teams and playing time while not losing money on the venture. Areas have been identified for improvements including parking, fencing upgrades, lights, backstops, netting, and a championship field, there have been requests for fields 7 and 8. City Administrator Harrenstein noted Caswell North soccer fields are used with colleges and high schools using the fields. He stated there had been a lot of discussions with user groups and community members on what should happen. City Administrator Harrenstein stated City staff would like direction on if staff should continue discussions with user groups and how to proceed with those conversations. He stated Caswell Park is a regional complex where for the past 25 to 30 years the best girls softball players have played. He indicated it should not be out of the question for the City to request funds from the State and request direction on approaching the legislation in 2019 for bonding. Mayor Dehen noted that Caswell Park started with contributions from the men's softball and it was similar to the United Soccer, and he was interested in partnering with additional groups. Council Member Freyberg requested clarification on how much of the $5.5 million in economic impact stays in North Mankato. Finance Director McCann stated they were not able to determine those numbers. Council Member Freyberg noted the park is a regional asset and the City should continue to work with Mankato and other regional entities. Council Member Norland stated she agreed with exploring the options and considering a bonding bill. Council Member Whitlock noted the City already owns a world-class facility and we owe it to the community to pursue bonding. Mayor Dehen stated he agreed that it would be a good draw to the region if Caswell were made into a year-round facility.

Mayor Dehen closed the Council Workshop at 7:05 p.m.

Mayor

City Clerk

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on October 1, 2018. Mayor Dehen called the meeting to order at 7:08 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Mayor Dehen, Council Members Norland, Freyberg, and Whitlock, City Administrator Harrenstein, Finance Director McCann, Attorney Kennedy, Community Development Director Fischer, Public Works Director Host, and City Clerk Van Genderen. Absent: Council Member Steiner.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Freyberg, to approve the agenda as presented. Vote on the motion: Norland, Freyberg, Whitlock, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Meeting Minutes

Council Member Norland moved, seconded by Mayor Dehen, to approve the minutes of the Council Work Session meeting of September 17, 2018. Vote on the motion: Norland and Dehen aye; Freyberg and Whitlock abstain. The Minutes will be presented to Council on October 15, 2018, for approval.

Approval of Council Meeting Minutes

Council Member Norland moved, seconded by Mayor Dehen, to approve the minutes of the Council meeting of September 17, 2018. Vote on the motion: Norland and Dehen aye; Freyberg and Whitlock abstain. The Minutes will be presented to Council on October 15, 2018, for approval.

Proclamation

TRIBUTE

Belgrade Avenue United Methodist Church

WHEREAS, 2018 marks the 125th Anniversary of Belgrade Avenue United Methodist Church in our city, which began service in the community in 1893; and

WHEREAS, Belgrade Avenue United Methodist Church began fellowship in a tent on the east side of Sherman Street, between Belgrade and Nicollet Avenues; and

WHEREAS, the first chapel was built on the present site in 1896 followed by an expanded church in 1909, in 1963 the church added the Educational Building and the current church building opened in 1977; and

WHEREAS, we give pause, honor and praise this day for the deep and abiding commitment of those who began this work, and for those that continue to support the community; and

WHEREAS, the community has benefited from the church's influence and the many facets of its outreach and practical assistance to the needy, including providing meals to Salvation Army and Theresa House along with collecting food for Echo Food Shelf and distributing food through Second Harvest Produce Truck. Belgrade Avenue United Methodist Church also provides meeting space for several organizations including Boy Scouts, AA, NA, House of Worship, and many others; and

WHEREAS, it is a pleasure to extend this expression of our esteem and best wishes to the members of this congregation on the memorable occasion of this 125th Anniversary.

NOW, THEREFORE, I do hereby proclaim October as Belgrade Avenue United Methodist Church month in our community, and further provide that a copy of this tribute be presented to the congregation in testimony of the high regard in which this church is held in the City of North Mankato.

Members of the Belgrade United Methodist Church accepted the Tribute.

Consent Agenda

Council Member Freyberg moved, seconded by Council Member Norland, to approve the Consent Agenda.

A. Bills and Appropriations.
B. Res. No. 73-18 Approving Donations/Contributions/Grants.
C. Res. No. 74-18 Approving Municipal Assessment for 101 Staley Lane.
D. Res. No. 75-18 Approving Consent Assessment Agreement.
E. Approved Licenses for On-Sale Intoxicating, Sunday On-Sale, Soft Drink, Cabaret and Mechanical Amusement Devices for Dave Dorland d/b/a Belgrade Bar and Grill located at 503 Belgrade Avenue.
F. Accepted a Petition for Vacating and Setting a Public Hearing for the Vacation of a Storm Sewer Easement in Sunrise Acres #5.
G. Res. No. 76-18 Setting the Sale of Surplus Vehicles.

Vote on the motion: Norland, Freyberg, Whitlock, and Dehen aye; no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda

Phil Henry, 1300 Noretta Drive, appeared before Council and requested Business Agenda Items B & C not be discussed, so the public would have time to review the agreements.

Business Items

Res. No. 76-18 Authorizing the City to Execute 4d Participation Agreements.

City Administrator Harrenstein reported the 4d Tax Classification program was presented in May of 2018. The program seeks to capture naturally occurring affordable housing. Property owners who rent houses below market rates can apply for a tax break. Mayor Dehen noted this program was implemented by Minneapolis in 2018 and they will be continuing the program in 2019. Finance Director McCann noted Minneapolis limited the program to properties with 4 or more units, but he thought maybe North Mankato could open it to single unit properties. He stated once a property owner submits an application and it is reviewed the application goes to the State. The tax break would not occur until the 2019 taxes. Mayor Dehen stated he was interested in opening the program up to properties with only a single unit. City Administrator Harrenstein requested clarification on the number of properties the program would be limited to. Finance Director McCann suggested 150 properties. Mayor Dehen stated property owners could get a tax break in exchange for keeping rents lower. **Council Member Norland moved, seconded by Council Member Freyberg to Adopt Res. No. 76-18 Authorizing the City to Execute 4d Participation Agreements. Vote on the motion: Norland, Freyberg, Whitlock, and Dehen aye; no nays. Motion carried.**

Council Member Norland moved, seconded by Council Member Freyberg to Table Business Agenda Items B & C from the Agenda. Vote on the motion: Norland, Freyberg, Whitlock, and Dehen aye; no nays. Motion carried.

Receive Information on Camelot Park Landscape.

City Administrator Harrenstein reported both Camelot and Avalon Park were purchased by Cal-Am Properties. He stated a working relationship with the new owners is being built. Recently, the City was alerted to the planned removal of 150 of the 500 trees in Camelot Park. Currently, the owners have removed 30 trees before the City was able to stop the removal of the trees. City Code requires one tree must be on each lot with 20 trees per acre. City Administrator Harrenstein reported Avalon Park has a conditional use permit that was approved by Council. He stated at issue are individual property rights, political representation, and resident concerns. City Administrator Harrenstein noted that Cal-Am Properties recently purchased a mobile park in Maplewood and removed every single tree. Camelot holds approximately 550 trees; the majority are ash trees which will more than likely soon be affected by the emerald ash borer. He stated the City had requested a meeting with the company and a phased approach. Mayor Dehen requested clarification as to why they were cutting all of the trees. City Administrator Harrenstein reported there was not a clear answer from the company. He stated the City would like to negotiate standards for the tree replacement requiring something larger than a seedling. City Administrator Harrenstein reported the purpose of bringing this to the Council was to inform and receive permission to continue discussions with the company. City Attorney Kennedy stated there were a lot of vacancies in Camelot and maybe larger homes would go into the lots. City Administrator Harrenstein noted that the trees coming down could allow for larger homes. Mayor Dehen stated the goal would be to maintain the ambiance of the park and requested to be kept informed.

Open Forum

Barb Church, 102 Wheeler Avenue, appeared before Council and reviewed discussion held during the CIP Work Session concerning the proposed Caswell Park information. She requested Council set criteria for spending sales tax dollars.

Tom Hagan, 927 Lake Street, appeared before Council and requested someone review his ravine.

Phil Henry, 1300 Noretta Drive, appeared before Council and stated the stormwater intakes near his home were plugged with debris during the last large storm and the water rose above the curb.

Lucy Lowry, 2263 Northridge Drive, appeared before Council and requested Council set aside $15,000-20,000 for new tables and chairs in the Police Annex.

City Administrator and Staff Comments

City Administrator Harrenstein appeared before Council and reported North Mankato participation in the MSU Homecoming parade.

Public Works Director Host reported Jefferson Avenue reconstruction was moving along and the swim facility project was making headway despite the rain. The community room should have an interior slab on Wednesday, October 3rd.

Mayor and Council Comments

Council Member Freyberg requested clarification on the next Budget Work Session. Finance Director McCann reported the next one would be November 5, 2018.

Council Member Norland reported she participated in the MSU Parade and overheard a lot of positive comments about the swim facility.

Council Member Whitlock reported Bier on Belgrade was a success with increased attendance and no incidents reported by the Police. He stated the next event would be Bells on Belgrade on December 1, 2018.

Mayor Dehen read a thank you note for the Fallenstein Playground.

Mayor Dehen stated the next Coffee with the Council would be Saturday, October 6th at 10:30 am at Spring Lake Park Shelter #1. He stated attendees could view the progress on the Swim Facility and learn more about the CIP proposed projects.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Whitlock, the meeting adjourned at 7:48 p.m.

____
Mayor

____
City Clerk

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Affidavit of Publication

STATE OF MINNESOTA, COUNTY OF BLUE EARTH, ss.

Steve Jameson, being duly sworn, on oath states as follows:
1. I am the publisher of The Free Press, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:
The printed notice which is attached was cut from the columns of said newspaper, and was printed and published the following dates: 10/03/18, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:
abcdefghijklmnopqrstuvwxyz

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: 27.62.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Public Hearing Notice
October 3, 2018
NOTICE OF HEARING ON UTILITY EASEMENTS VACATION
NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Monday, October 15, 2018, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue to consider the vacation of a storm sewer easement in Sunrise Acres #5.
A complete description of the storm sewer easement is available at the North Mankato City Hall, 1001 Belgrade Avenue or call 507-625-4141.
Dated this 1st day of October 2018.
April Van Genderen
City Clerk
City of North Mankato, MN

FURTHER YOUR AFFIANT SAITH NOT.

By: [signature]
Steve Jameson, Publisher

Sworn to and subscribed before me, this day 10/03/2018

[signature]
Notary Public

SHARON L. TOLAND
Notary Public-Minnesota
My Commission Expires Jan 31, 2021

PETITION FOR VACATION

The undersigned property owner hereby petitions the City Council of the City of North Mankato, Minnesota, to vacate the following described utility easement:

All of the storm sewer easement lying within Lot 43 and Lot 44, Block One, as dedicated per the plat of Sunrise Acres #5, City of North Mankato, Minnesota, according to the recorded plat thereof.

Dated this 19 day of September 2018.

Kevin W Lenig
Witness

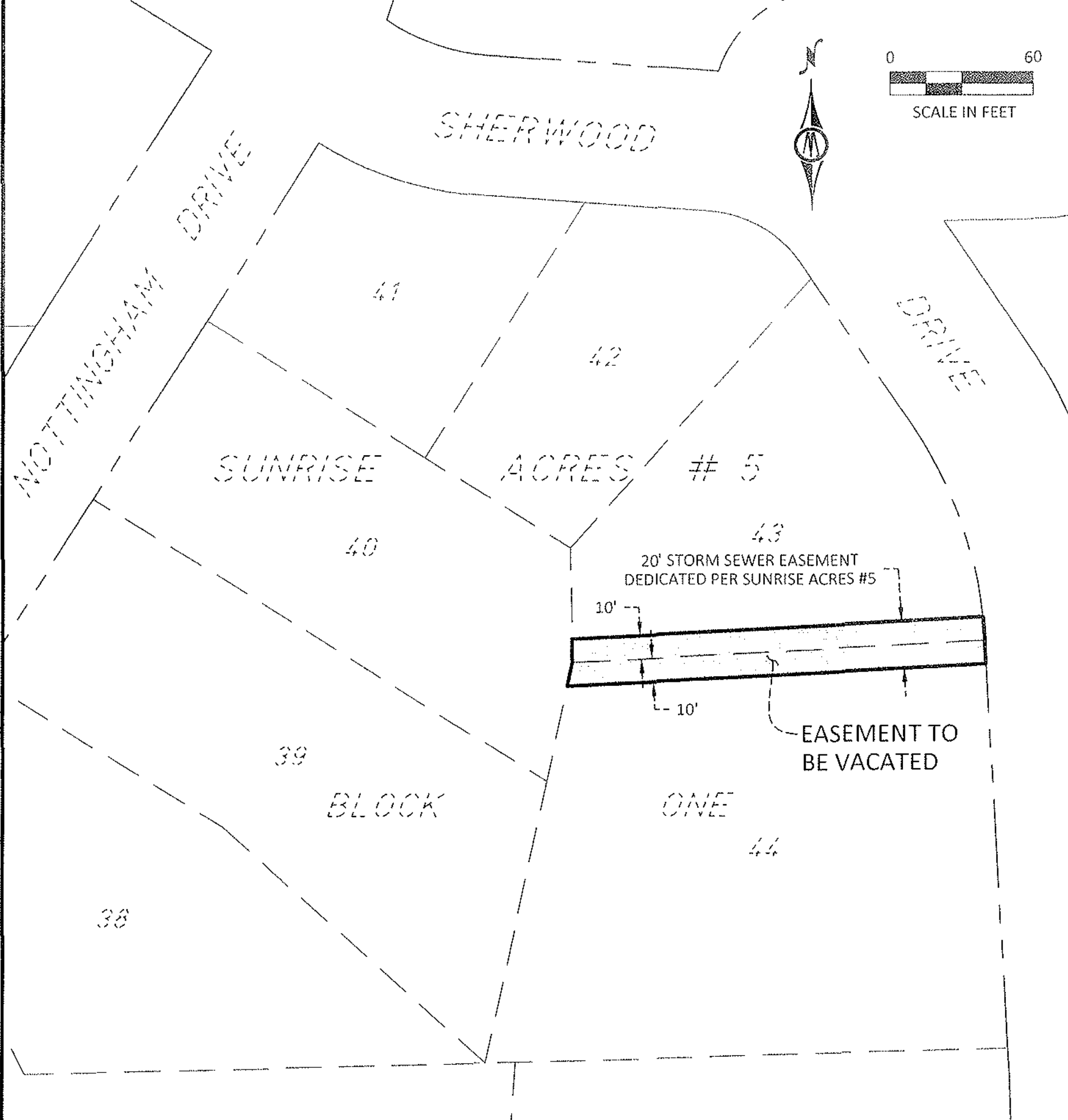
Marlene Nelson
Marlene Nelson

Received by City Clerk:

9-19-18
Date

City Clerk

EXHIBIT A
SHEET 1 OF 2



EASEMENT VACATION EXHIBIT NORTH MANKATO, MINNESOTA		PART OF LOT 43 AND LOT 44, BLOCK ONE, SUNRISE ACRES # 5
BOLTON & MENK	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	FOR: CITY OF NORTH MANKATO MARLENE NELSON

JOB NUMBER: M18.115429 FIELD BOOK: DRAWN BY: LB

H:\NMAN\M18115429\Sherwood Drive Storm Sewer\115429 V EXHB 1.dwg 9/4/2018 1:28 PM

2.0 S12-T108-R27-23

EXHIBIT A
SHEET 2 OF 2

All of the storm sewer easement lying within Lot 43 and Lot 44, Block One, as dedicated per the plat of Sunrise Acres # 5, City of North Mankato, Nicollet County, Minnesota, according to the recorded plat thereof.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janele Fowlds | 9-4-2018

Janele Fowlds | Date

License Number 26748

EASEMENT VACATION EXHIBIT
NORTH MANKATO, MINNESOTA

PART OF LOT 43 AND LOT 44, BLOCK ONE,
SUNRISE ACRES # 5

BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

FOR: CITY OF NORTH MANKATO
MARLENE NELSON

JOB NUMBER: M18.115429 FIELD BOOK: DRAWN BY: LB

H:\NMAN\M18115429\Sherwood Drive Storm Sewer\115429_V_EXHB_1.dwg 9/4/2018 1:29 PM

2.0 S12-T108-R27-23

Claims List - Regular

City of North Mankato, MN

By Vendor Name

Date Range: 10-15-18

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00001	2-WAY RADIO OF MINNESOTA, INC.	10/15/2018	Regular	0	970.50	90010
00551	A.H. HERMEL COMPANY	10/15/2018	Regular	0	148.50	90011
00066	AMERICAN TEST CENTER	10/15/2018	Regular	0	1307.00	90012
02919	BERNARDE, MIKE	10/15/2018	Regular	0	328.50	90013
00160	BLUE EARTH ENVIRONMENTAL COMPANY	10/15/2018	Regular	0	200.00	90014
00189	BRAUN INTERTEC CORPORATION	10/15/2018	Regular	0	4592.50	90015
02918	C R SCHMITZ CONSTRUCTION	10/15/2018	Regular	0	25.80	90016
00238	CHAMPLIN AUTO WASH	10/15/2018	Regular	0	65.00	90017
02757	CINTAS	10/15/2018	Regular	0	180.80	90018
00331	DE MARS CONSTRUCTION	10/15/2018	Regular	0	76476.44	90019
02909	EIDE, BARBARA	10/15/2018	Regular	0	805.00	90020
00401	EXPRESS SERVICES, INC.	10/15/2018	Regular	0	3478.79	90021
00432	FLEETPRIDE	10/15/2018	Regular	0	254.18	90022
00447	FREE PRESS	10/15/2018	Regular	0	66.74	90023
00465	GALE/CENGAGE LEARNING	10/15/2018	Regular	0	318.29	90024
02891	GLOBAL SPECIALTY CONTRACTORS, INC.	10/15/2018	Regular	0	93100.00	90025
02910	H & M DRILLING INC.	10/15/2018	Regular	0	7904.00	90026
00563	HINIKER HOMES, INC.	10/05/2018	Regular	0	50421.93	90007
02915	HOUSE OF HOPE, INC.	10/15/2018	Regular	0	750.00	90027
00595	HY-VEE, INC.	10/15/2018	Regular	0	129.30	90028
02174	INFOGROUP	10/15/2018	Regular	0	283.00	90029
02917	JENNINGS, STROUSS & SALMON, P.L.C.	10/15/2018	Regular	0	4290.00	90030
00639	JOHN DEERE FINANCIAL	10/15/2018	Regular	0	44.20	90031
00690	KENNEDY & GRAVEN CHARTERED	10/15/2018	Regular	0	350.00	90032
02782	KISSINGER & FELLMAN, P.C.	10/15/2018	Regular	0	1685.00	90033
02914	KITT, LESLIE	10/15/2018	Regular	0	550.00	90034
02643	KIWANIS CLUB OF MANKATO DOWNTOWN	10/15/2018	Regular	0	170.00	90035
00731	LAGER'S OF MANKATO, INC.	10/15/2018	Regular	0	140.80	90036
00724	LEAGUE OF MINNESOTA CITIES INSURANCE TF	10/15/2018	Regular	0	3087.00	90037
00818	MANKATO FAMILY YMCA	10/15/2018	Regular	0	34104.44	90038
00828	MANKATO PEPPERS	10/03/2018	Regular	0	187.38	90001
00829	MANKATO PUBLIC SCHOOLS	10/15/2018	Regular	0	148.00	90039
02916	MARKS, NATHAN & ERIN	10/15/2018	Regular	0	2891.26	90040
02898	MARTIN-MCALLISTER	10/15/2018	Regular	0	1000.00	90041
00847	MATHESON TRI-GAS, INC.	10/15/2018	Regular	0	129.85	90042
00875	METRO SALES, INC.	10/15/2018	Regular	0	40.00	90043
00963	MINNESOTA BUREAU OF CRIMINAL APPREHEN	10/15/2018	Regular	0	270.00	90044
01039	NICOLLET COUNTY FINANCE	10/15/2018	Regular	0	919.25	90045
01057	NORTH MANKATO MOTOR VEHICLE REGISTRA	09/28/2018	Regular	0	36.00	89999
01106	PETTY CASH	10/15/2018	Regular	0	140.57	90046
01133	POWERPLAN/RDO EQUIPMENT	10/15/2018	Regular	0	1837.76	90047
02734	QUICK LANE OF MANKATO	10/15/2018	Regular	0	104.50	90048
01184	REHRIG PACIFIC COMPANY	10/15/2018	Regular	0	1787.00	90049
02920	SELLY, JOHN	10/15/2018	Regular	0	43.15	90050
01321	SPRINGSTED, INC.	10/15/2018	Regular	0	12967.50	90051
01349	STONE & STEEL DESIGN, LLC	10/15/2018	Regular	0	246.40	90052
01352	STREICHER'S, INC	10/15/2018	Regular	0	1256.05	90053
01354	SUBURBAN TIRE WHOLESALE, INC.	10/15/2018	Regular	0	1596.24	90054
02908	TECH SALES CO.	10/15/2018	Regular	0	963.00	90055
01402	TIRE ASSOCIATES	10/15/2018	Regular	0	1065.30	90056
02150	U.S. BANK	10/15/2018	Regular	0	450.00	90057
01441	UNITED RENTALS, INC.	10/15/2018	Regular	0	240.00	90058
01443	UNITED STATES POSTAL SERVICE	10/15/2018	Regular	0	2000.00	90059
02833	VALLEY ASPHALT PRODUCTS, INC.	10/15/2018	Regular	0	949.24	90060
01523	WENZEL AUTO ELECTRIC CO	10/15/2018	Regular	0	189.00	90061
01525	WEST CENTRAL SANITATION, INC.	10/15/2018	Regular	0	27146.81	90062
01544	WINTER EQUIPMENT CO., INC.	10/15/2018	Regular	0	15741.25	90063

01557	XCEL ENERGY	10/03/2018	Regular	0	7116.87	90002
01562	ZAHL EQUIPMENT SERVICE, INC.	10/15/2018	Regular	0	129.00	90064
00241	CHARTER COMMUNICATIONS	10/09/2018	Bank Draft	0	496.84	DFT0002489
02058	CONSOLIDATED COMMUNICATIONS	10/09/2018	Bank Draft	0	36.79	DFT0002493
02058	CONSOLIDATED COMMUNICATIONS	10/09/2018	Bank Draft	0	41.32	DFT0002494
02058	CONSOLIDATED COMMUNICATIONS	10/09/2018	Bank Draft	0	40.79	DFT0002495
02058	CONSOLIDATED COMMUNICATIONS	10/09/2018	Bank Draft	0	338.44	DFT0002496
02058	CONSOLIDATED COMMUNICATIONS	10/09/2018	Bank Draft	0	3851.98	DFT0002497
02058	CONSOLIDATED COMMUNICATIONS	10/09/2018	Bank Draft	0	42.94	DFT0002498
02058	CONSOLIDATED COMMUNICATIONS	10/09/2018	Bank Draft	0	36.79	DFT0002499
00311	CULLIGAN WATER CONDITIONING	10/02/2018	Bank Draft	0	47.50	DFT0002465
00311	CULLIGAN WATER CONDITIONING	10/02/2018	Bank Draft	0	33.75	DFT0002466
00496	GOVERNMENT FINANCE OFFICERS ASSOCIATI(	10/02/2018	Bank Draft	0	190.00	DFT0002461
00608	INGRAM LIBRARY SERVICES	10/11/2018	Bank Draft	0	1578.90	DFT0002504
00733	LAKES GAS CO #10	10/02/2018	Bank Draft	0	107.00	DFT0002462
00775	LJP WASTE & RECYCLE, LLC	10/09/2018	Bank Draft	0	340.00	DFT0002491
00857	MC GOWAN WATER CONDITIONING, INC.	10/02/2018	Bank Draft	0	17.10	DFT0002463
02179	MES (MUNICIPAL EMERGENCY SERVICES)	10/09/2018	Bank Draft	0	173.05	DFT0002490
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	10/03/2018	Bank Draft	0	8806.51	DFT0002473
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	10/09/2018	Bank Draft	0	100.00	DFT0002492
01335	STAPLES ADVANTAGE	10/01/2018	Bank Draft	0	101.21	DFT0002460
01335	STAPLES ADVANTAGE	10/02/2018	Bank Draft	0	60.65	DFT0002471
01335	STAPLES ADVANTAGE	10/03/2018	Bank Draft	0	34.57	DFT0002472
01335	STAPLES ADVANTAGE	10/05/2018	Bank Draft	0	51.88	DFT0002488
01335	STAPLES ADVANTAGE	10/10/2018	Bank Draft	0	54.96	DFT0002503
02178	WASTE MANAGEMENT OF WI-MN	10/02/2018	Bank Draft	0	280.74	DFT0002464
01525	WEST CENTRAL SANITATION, INC.	10/11/2018	Bank Draft	0	2608.25	DFT0002502
02254	ALBRIGHT LAWNS	10/17/2018	EFT	0	285.00	1228
00050	ALPHA WIRELESS COMMUNICATIONS	10/17/2018	EFT	0	66.56	1229
00063	AMERICAN PEST CONTROL	10/17/2018	EFT	0	65.00	1230
00090	APT MACHINING INC.	10/17/2018	EFT	0	400.00	1231
00105	AUTO VALUE MANKATO	10/17/2018	EFT	0	204.01	1232
00174	BOLTON & MENK, INC.	10/17/2018	EFT	0	40957.50	1233
00176	BORDER STATES ELECTRIC SUPPLY	10/17/2018	EFT	0	1406.15	1234
00216	C & S SUPPLY CO, INC.	10/17/2018	EFT	0	100.67	1235
02706	CORE & MAIN LP	10/17/2018	EFT	0	678.00	1236
00343	DH ATHLETICS LLC	10/17/2018	EFT	0	1098.64	1237
00348	DIRT MERCHANT, INC.	10/17/2018	EFT	0	162403.95	1238
00453	FREYBERG PETROLEUM SALES, INC.	10/17/2018	EFT	0	1782.39	1239
00463	G & L AUTO SUPPLY, LLC	10/17/2018	EFT	0	81.94	1240
00460	G AND H READY MIX, LLC	10/17/2018	EFT	0	200.00	1241
00494	GOPHER STATE ONE-CALL	10/17/2018	EFT	0	311.85	1242
00503	GREAT AMERICAN BUSINESS PRODUCTS	10/17/2018	EFT	0	1918.99	1243
02913	GULLICKSON, ROSS	10/17/2018	EFT	0	4145.66	1244
00596	I & S GROUP, INC.	10/17/2018	EFT	0	4890.25	1245
00680	J.J. KELLER & ASSOCIATES, INC.	10/17/2018	EFT	0	1078.50	1246
00657	JT SERVICES	10/17/2018	EFT	0	170.45	1247
00691	KENNEDY & KENNEDY LAW OFFICE	10/17/2018	EFT	0	10046.40	1248
00705	KNUDSON, DAVID	10/17/2018	EFT	0	45.24	1249
00767	LIME VALLEY ADVERTISING, INC.	10/17/2018	EFT	0	50.00	1250
00776	LLOYD LUMBER CO.	10/03/2018	EFT	0	3756.18	1226
00776	LLOYD LUMBER CO.	10/17/2018	EFT	0	636.46	1251
00796	MACQUEEN EQUIPMENT, INC.	10/17/2018	EFT	0	615.17	1252
00874	MENARDS-MANKATO	10/17/2018	EFT	0	166.75	1253
00889	MIDWEST TAPE/HOOPLA	10/17/2018	EFT	0	1019.11	1254
00910	MINNESOTA VALLEY TESTING LAB, INC.	10/17/2018	EFT	0	59.50	1255
00997	MTI DISTRIBUTING CO	10/17/2018	EFT	0	516.53	1256
02741	MUELLER, THOMAS	10/17/2018	EFT	0	415.45	1257
01009	NAPA AUTO PARTS - MANKATO	10/17/2018	EFT	0	20.19	1258
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	10/17/2018	EFT	0	46.00	1259
01052	NORTH CENTRAL INTERNATIONAL	10/17/2018	EFT	0	254.88	1260
02005	PANTHEON COMPUTERS	10/03/2018	EFT	0	6102.21	1227
01090	PARAGON PRINTING, MAILING & SPECIALTIES	10/17/2018	EFT	0	6691.84	1261
01160	QUALITY OVERHEAD DOOR CO, INC	10/17/2018	EFT	0	7372.00	1262
01179	RED FEATHER PAPER CO.	10/17/2018	EFT	0	513.92	1263
02747	RENT-N-SAVE	10/17/2018	EFT	0	640.00	1264
01198	RETROFIT COMPANIES, INC.	10/17/2018	EFT	0	218.01	1265

01211	RIVER BEND BUSINESS PRODUCTS	10/17/2018	EFT	0	536.09	1266
01079	SMC-SOUTHERN MINNESOTA CONSTRUCTION	10/17/2018	EFT	0	885.71	1267
01323	SPS COMPANIES, INC.	10/17/2018	EFT	0	3.84	1268
02175	STREAMLINE COMMUNICATIONS, LLC	10/17/2018	EFT	0	1007.00	1269
02756	TAPCO	10/17/2018	EFT	0	5357.62	1270
01429	TURFWERKS	10/17/2018	EFT	0	181.61	1271
02536	USAQUATICS, INC.	10/17/2018	EFT	0	3416.00	1272
01478	VIKING FIRE & SAFETY LLC	10/17/2018	EFT	0	619.27	1273
01552	WW BLACKTOPPING, INC	10/17/2018	EFT	0	1293.50	1274
01568	ZIEGLER, INC.	10/17/2018	EFT	0	59.37	1275
00137	BENCO ELECTRIC COOPERATIVE	10/03/2018	Bank Draft	0	29401.28	DFT0002470
00234	CENTER POINT ENERGY	10/03/2018	Bank Draft	0	968.78	DFT0002469
02181	ETS CORPORATION	10/01/2018	Bank Draft	0	1210.43	DFT0002459
00614	INTERNAL REVENUE SERVICE	10/09/2018	Bank Draft	0	3994.88	DFT0002484
00614	INTERNAL REVENUE SERVICE	10/09/2018	Bank Draft	0	10980.80	DFT0002486
00614	INTERNAL REVENUE SERVICE	10/09/2018	Bank Draft	0	11382.86	DFT0002487
02003	MINNESOTA DEPT OF REVENUE	10/01/2018	Bank Draft	0	188.96	DFT0002458
02003	MINNESOTA DEPT OF REVENUE	10/02/2018	Bank Draft	0	9625.00	DFT0002467
02003	MINNESOTA DEPT OF REVENUE	10/09/2018	Bank Draft	0	5569.76	DFT0002485
02766	SPROUT SOCIAL	10/08/2018	Bank Draft	0	99.00	DFT0002477
01477	VIKING ELECTRIC SUPPLY, INC.	10/05/2018	Bank Draft	0	632.57	DFT0002474
01557	XCEL ENERGY	10/03/2018	Bank Draft	0	26355.45	DFT0002468
01557	XCEL ENERGY	10/11/2018	Bank Draft	0	544.59	DFT0002501
					$ 763,036.77	147

Authorization Signatures

All Council

The above manual and regular claims lists for 10-15-18 are approved by:

MARK DEHEN- MAYOR

DIANE NORLAND- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

ROBERT FREYBERG- COUNCIL MEMBER

JAMES WHITLOCK- COUNCIL MEMBER

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

WHEREAS, the Minnesota Statute 465.03 and 465.04 allows the governing body of any city, county, school district or town to accept gifts for the benefit of its citizens in accordance with terms prescribed by the donor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following donations/contributions/grants are approved as follows:

Donor	Restriction	Amount
Delta Kappa Gamma Nu Chapter	Backpack Program	$841.00
Jo Marie Robbins	Library	$100.00
		$941.00

Adopted by the City Council this 15th day of October 2018.

Mayor

City Clerk

CITY OF Minnesota NORTH MANKATO

1001 Belgrade Ave., PO Box 2055
North Mankato, MN 56003
507-625-4141 Fax: 507-625-4252
www.northmankato.com

For Office Use Only

APPROVED ______

DENIED ______

☐ PARK USE ☐ AUDIO USE

Application For

PARADE PERMIT

REQUIRED INFORMATION:

- Application for Parade Permit
- Map of Parade Route
- $35 Application Fee

Thirty (30) days inadvance of the parade date.

Name of Applicant	Address	Phone	Email
Chris Gordon	819 S. Broadway St. New Ulm 56073	(507) 382-0643	christopher.gordon@hps294.us

Sponsoring Organization Name	Address	Phone
Minnesota Virtual Academy	306 W. Elm St Houston 55943	(507) 933-0799

Contact during event	Phone
Chris Gordon	(507) 382-0643

Event Location	Date	Time From	Time To
Caswell Park	10/26/18	10:00	12:00

(I will set up from 9:00 to 10:00.)

Occasion for Parade: Fall Fun 5K Run/Walk

Parade Description / Composition

A non-competitive run/walk for MNVA students and families

Estimated Number of Participants: 20

As duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

[signature] 10/1/18

Applicant *Date*

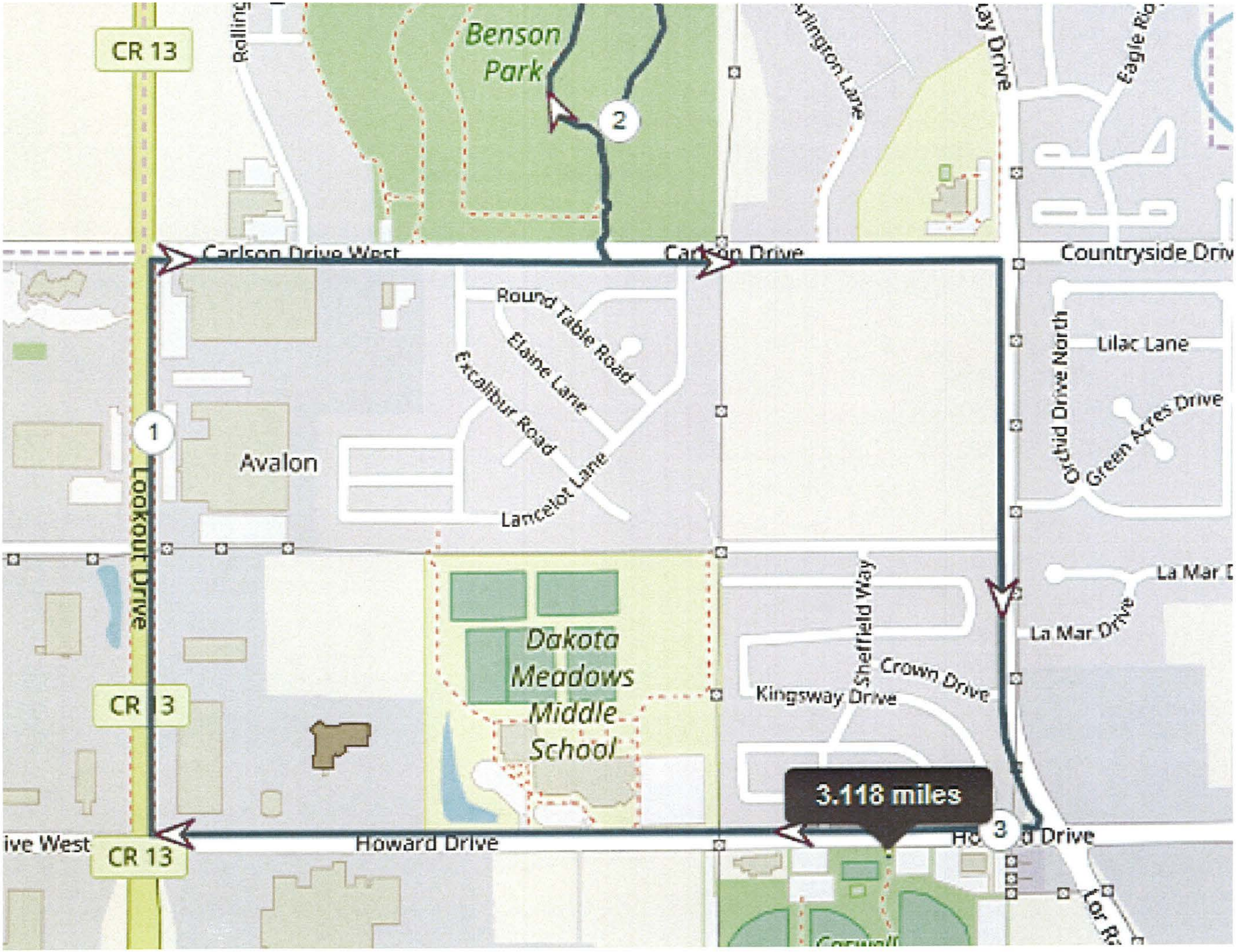
Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

[signature] 10/8/18

Chief of Police *Date*

____

Caswell Sports Director *Date*


CR 13
Benson Park
2
Carlson Drive West
Carlson Drive
Countryside Drive
Round Table Road
Elaine Lane
Excalibur Road
Lancelot Lane
Lilac Lane
Orchid Drive North
Green Acres Drive
1
Avalon
Lookout Drive
CR 13
Dakota Meadows Middle School
La Mar Drive
Sheffield Way
Crown Drive
Kingsway Drive
3.118 miles
3
Howard Drive
CR 13

CITY OF Minnesota NORTH MANKATO
1001 Belgrade Avenue
North Mankato, MN 56003
507-625-4141 Fax: 507-625-4151
www.northmankato.com

Audio Permit ____________ 2018
Park Permit ____________ 2018

Audio Permit

About:

An audio permit is required for anyone operating outdoor amplified sound (i.e., a loudspeaker, public address system, or sound amplifying equipment). All Audio Permits must be approved by the Council. The sound system cannot be operated before 7:00 am or after 10:00 pm. There is a $25 fee.

Audio Permit Responsibilities:

- An onsite event coordinator must be available by mobile during the event.
- An applicant will provide a schedule of any music or entertainment proposed to occur during the event.
- A beginning and end time must be supplied on the application, and the event coordinator must ensure compliance.
- Applicants must comply with City Code Ordinance 90.045 and Minnesota Rules Chapter 7030 which limits noise.
- Noise levels cannot exceed 60 dBA more than 50 percent of the time.

What happens if there is a noise complaint?

- A North Mankato Patrol Officer will meet with the complainant and evaluate and measure the noise using a decibel reader at the location of the complainant.
- If the noise is found out of compliance, the Patrol Officer will contact the onsite event coordinator, and the amplified sound must be turned down.
- If the onsite event coordinator does not comply, the event will be immediately terminated, and the group will be disbursed.
- Failure to comply will affect future ability to obtain an audio permit.

AMPLIFIED SOUND:
- [x] LIVE MUSIC/BAND
- [ ] DJ/KARAOKE MACHINE
- [ ] OTHER: ____________

DATE OF EVENT: 12/1/18
BEGIN TIME: 5 pm
END TIME: 10 pm

LOCATION / SHELTER: Home: 512 Sherman St.

EVENT NAME: Cheers for Charity

ONSITE COORDINATOR: PRINT NAME: Chris Good

MOBILE NUMBER: 507-317-7813

☐ I, THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AND UNDERSTAND THAT FAILURE TO COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT AND PREVENT FUTURE ABILITY TO OBTAIN AN AUDIO PERMIT.

SIGNATURE: Chris Good DATE: 10/4/18

POLICE CHIEF: for Dullea

CITY CLERK: ____________ ☐ DENIED ☐ APPROVED

☐ BOOK ☐ POLICE ☐ ONLINE ☐ $25.00 FEE STAFF INTIALS ________

CITY OF Minnesota NORTH MANKATO

LARGE GROUP PERMIT

1001 Belgrade Ave
North Mankato, MN
56003 507-625-4141
www.northmankato.com

Permit #: ________-2018
Date: 12/~~3~~/18
Start time: 5 pm
Stop time: 10 pm

Location: 512 Sherman

Event Name: Cheers for Charity

Name: Chris Good

Address: 512 Sherman St. North Mankato

Phone: 507-317-7813 **# of People:** 50-75

Use of Tents (or anything requiring staking) ☐ No ☒ Yes ** If Yes, Please contact **Gopher State One Call** **800-252-1166** one week prior to event.*

Notes: 12' x 30'

PLEASE INCLUDE A MAP OF THE AREA.

Audio (requires audio permit) ☐ No ☒ Yes ** If Yes, Please fill out Audio Permit.*

15 amps

☒ I, the undersigned, have received the Audio Permit Instructions and understand that failure to comply with the audio instructions may terminate the event and prevent future ability to obtain an audio permit.

SIGNED: Chris Good (*Applicant*) 10/4/18 (*Date*)

☐ APPROVED ☐ DENIED
☐ REFER TO COUNCIL

City Clerk *Date*

*Receipt #*________ ____Book ____Online ____Park ____Police *Staff Initials* ____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION

Agenda Item #12E	Department: Finance	Council Meeting Date: 10/15/18

TITLE OF ISSUE: Consider Resolution Designating Depository for the City of North Mankato.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The City of North Mankato received notification that Morgan Stanley would no longer manage one of the City's investment accounts. City staff is recommending moving to RBC Wealth Management.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Designating Depository for the City of North Mankato.

Motion By: ______
Second By: ______

Vote Record: Aye Nay

Aye	Nay	
____	____	Freyberg
____	____	Whitlock
____	____	Steiner
____	____	Norland
____	____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
X				

Other (specify) ______

[ ] Workshop
[X] Regular Meeting
[ ] Special Meeting

[ ] Refer to: ______
[ ] Table until: ______
[ ] Other: ______

RESOLUTION NO.

RESOLUTION DESIGNATING DEPOSITORY
FOR THE CITY OF NORTH MANKATO

WHEREAS, it is necessary for the City to designate depositories for City funds and establish the terms therefore;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following bank is designated as a City depository:

RBC Wealth Management

Adopted by the City Council this 15^{th} day of October 2018.

____
Mayor

____
City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION

Agenda Item #14A	Department: Community Dev.	Council Meeting Date: 10/15/18

TITLE OF ISSUE: Consider Resolution Vacating Utility Easement in Sunrise Acres #5.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The City of North Mankato received a petition to vacate a storm sewer easement in Sunrise Acres #5. A public hearing was held earlier in the evening and the resolution must be passed to vacate the easement. The City still has an easement in the property.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Vacating Utility Easement in Sunrise Acres #5.

Motion By: ____________________
Second By: ____________________

Vote Record:

Aye	Nay	
____	____	Freyberg
____	____	Whitlock
____	____	Steiner
____	____	Norland
____	____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
X				

Other (specify) ____________________

[ ] Workshop
[X] Regular Meeting
[ ] Special Meeting

[ ] Refer to: ____________________
[ ] Table until: ____________________
[ ] Other: ____________________

RESOLUTION NO.

RESOLUTION VACATING UTILITY EASEMENTS
IN SUNRISE ACRES #5

WHEREAS, a petition has been submitted, executed by 100 percent of the abutting property owners, requesting vacation of a storm sewer easement and described as follows:

> All of the storm sewer easement lying within Lot 43 and Lot 44, Block One as dedicated per the plat of Sunrise Acres #5, City of North Mankato, Minnesota, according to the recorded plat thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

1. Such utility easement is vacated.

2. The City Clerk shall prepare a notice of completion of these proceedings pursuant to statute and shall present the same to the County Auditor and County Recorder.

Adopted by the City Council this 15th day of October 2018.

____
Mayor

____
City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION

Agenda Item #14B	Department: Administration	Council Meeting Date: 10/15/18

TITLE OF ISSUE: Consider Accepting North Mankato Public Art and Creative Placemaking Initiative Participation Agreement with Kendrick Daum.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The purpose of the agreement would be the placement of a loon mural on the NaKato. Executive Director from the Twin Rivers Council for the Arts, Noelle Lawton, will be present to answer questions.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Accept North Mankato Public Art and Creative Placemaking Initiative Participation Agreement with Kendrick Daum.

Motion By: __________
Second By: __________

Vote Record:

Aye	Nay	
		Freyberg
		Whitlock
		Steiner
		Norland
		Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
☐	☐	☐	☐	☐

Other (specify) Agreement, Photo

☐ Workshop
☒ Regular Meeting
☐ Special Meeting

☐ Refer to: __________
☐ Table until: __________
☐ Other: __________

North Mankato Public Art and Creative Placemaking Initiative
Participation Agreement

TWIN RIVERS COUNCIL FOR THE ARTS (TRCA) and KENDRICK DAUM ("Artist") make this Participation Agreement for purposes of implementing an artist-led creative placemaking project, "LOON MURAL" in North Mankato, Minnesota.

1. **Roles and Responsibilities of Artist**
    a. Artist is responsible for implementing Project as detailed in submitted proposal.
    b. Artist completes Project by June 30, 2019.
    c. Artist provides project updates especially regarding events and activities to which public is invited in order for TRCA to help promote them.
    d. Artist is responsible for arranging any desired insurance coverage. Artist assumes all risk of loss and damage to the Project from any cause, and agrees to hold TRCA harmless for loss or damage from any cause.
    e. Artist is responsible for upkeep and maintenance of any physical portions of the Project for the duration of the project. TRCA will make no alterations, repairs or maintenance to the Project.
    f. Any significant changes or alterations to Project and/or timeline must be approved by TRCA staff.
    g. Artist will provide a Maintenance Manual to property owner at completion of the project.

2. **Roles and Responsibilities of TRCA Staff**
    a. Assistance, when requested, in supporting implementation of Project on a best-effort basis.
    b. Promotion of Project, when requested, through TRCA online resources, social media, and other networks.
    c. Provision of TRCA promotional materials for distribution by Artist in conjunction with Project, if appropriate.

3. **Copyright**
   Artist retains copyright over any art produced as part of the Project.

4. **Documentation**
   Artist agrees to permit TRCA, City of North Mankato and its designated personnel to photograph, video and document the Project, and use resulting materials without restrictions or royalties paid to the Artist or TRCA for archival, promotional, marketing, website, educational and such other purposes as TRCA and the City of North Mankato shall determine. Such photographic and documentary materials shall be the property of TRCA and the City of North Mankato.

5. **Project Ownership and Decommission**
   Upon completion of the Project, Artist and TRCA agree and acknowledge that:
   a. That all rights to the Project (excluding copyright), shall be transferred to the City of North Mankato; and
   b. The City of North Mankato shall have the right to decommission or relocate the Project at any time on or after the second (2nd) anniversary of the Project completion date.

6. **Credit Acknowledgement**
   Any written documentation of project preferably acknowledges the following support:

   "This activity is funded by the City of North Mankato in partnership with Twin Rivers Council for the Arts.

   ____ Please initial here to indicate your willingness to be contacted by interested media outlets (TV, newspaper etc).

7. **Fees**
   TRCA agrees to pay Artist a fee of $2,000 for the work specified above.

   TRCA agrees that it will pay Artist 80% of the total fee, $1,600 upon execution of this agreement.

   Upon completion of Artist's Project and submission of final report, TRCA agrees to pay Artist the remaining fee of $400.

8. **Employment**
   The Artist is not an employee of TRCA and will not represent themselves as such.

9. **Hold Harmless**
   The Artist agrees to indemnify, save, and hold TRCA, their employees and representatives harmless from any and all claims or causes of action, including attorneys' fees, arising from the performance of this Agreement.

10. **Entire Agreement**
    This Agreement contains the entire agreement between the parties. No modification of this Agreement shall be valid unless in writing and signed by both parties. Any waiver or modification of one part shall not affect the other portions of this agreement.

11. Governing Law

The laws of the State of Minnesota shall govern this contract; any litigation shall be brought in the courts of that state.

Signed:

________________________________ ____________

Kendrick Daum, Artist (date)

________________________________ ____________

Noelle Lawton, Twin Rivers Council for the Arts (date)

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION

Agenda Item #14C	Department: Administration	Council Meeting Date: 10/15/18

TITLE OF ISSUE: Consider Accepting North Mankato Public Art and Creative Placemaking Initiative Participation Agreement with Elaine Hardwick.

BACKGROUND AND SUPPLEMENTAL INFORMATION: The purpose of the agreement would be the placement of a cultural storybook in a local park. Executive Director from the Twin Rivers Council for the Arts, Noelle Lawton, will be present to answer questions.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Accept North Mankato Public Art and Creative Placemaking Initiative Participation Agreement with Elain Hardwick.

Motion By: ____________________
Second By: ____________________

Vote Record:

Aye	Nay	
____	____	Freyberg
____	____	Whitlock
____	____	Steiner
____	____	Norland
____	____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
☐	☐	☐	☐	☐

Other (specify) Agreement, Photo

☐ Workshop
☒ Regular Meeting
☐ Special Meeting

☐ Refer to: ____________________
☐ Table until: ____________________
☐ Other: ____________________

North Mankato Public Art and Creative Placemaking Initiative
Participation Agreement

TWIN RIVERS COUNCIL FOR THE ARTS (TRCA) and ELAINE HARDWICK ("Artist") make this Participation Agreement for purposes of implementing an artist-led creative placemaking project, "CULTURAL STORYBOOK" in North Mankato, Minnesota.

1. **Roles and Responsibilities of Artist**
   a. Artist is responsible for implementing Project as detailed in submitted proposal, and agreed upon North Mankato parks location.
   b. Artist will submit youth artwork for review prior to installation.
   c. Artist completes Project by November 30, 2018.
   d. Artist provides project updates especially regarding events and activities to which public is invited in order for TRCA to help promote them.
   e. Artist is responsible for arranging any desired insurance coverage. Artist assumes all risk of loss and damage to the Project from any cause, and agrees to hold TRCA harmless for loss or damage from any cause.
   f. Artist is responsible for upkeep and maintenance of any physical portions of the Project for the duration of the project. TRCA will make no alterations, repairs or maintenance to the Project.
   g. Any significant changes or alterations to Project and/or timeline must be approved by TRCA staff.
   h. Artist will provide a Maintenance Manual to City of North Mankato parks department at completion of the project.

2. **Roles and Responsibilities of TRCA Staff**
   a. Assistance, when requested, in supporting implementation of Project on a best-effort basis.
   b. Promotion of Project, when requested, through TRCA online resources, social media, and other networks.
   c. Provision of TRCA promotional materials for distribution by Artist in conjunction with Project, if appropriate.

3. **Copyright**
   Artist retains copyright over any art produced as part of the Project.

4. **Documentation**
   Artist agrees to permit TRCA, City of North Mankato and its designated personnel to photograph, video and document the Project, and use resulting materials without restrictions or royalties paid to the Artist or TRCA for archival, promotional, marketing, website, educational and such other purposes as TRCA and the City of North Mankato shall determine. Such photographic and documentary materials shall be the property of TRCA and the City of North Mankato.

5. **Project Ownership and Decommission**

   Upon completion of the Project, Artist and TRCA agree and acknowledge that:

   a. That all rights to the Project (excluding copyright), shall be transferred to the City of North Mankato; and
   b. The City of North Mankato shall have the right to decommission or relocate the Project at any time on or after the second (2nd) anniversary of the Project completion date.

6. **Credit Acknowledgement**

   Any written documentation of project preferably acknowledges the following support:

   "This activity is funded by the City of North Mankato in partnership with Twin Rivers Council for the Arts.

   ____ Please initial here to indicate your willingness to be contacted by interested media outlets (TV, newspaper etc).

7. **Fees**

   TRCA agrees to pay Artist a fee of $1,500 for the work specified above.

   TRCA agrees that it will pay Artist 80% of the total fee, $1,200 upon execution of this agreement.

   Upon completion of Artist's Project TRCA agrees to pay Artist the remaining fee of $300.

8. **Employment**

   The Artist is not an employee of TRCA and will not represent themselves as such.

9. **Hold Harmless**

   The Artist agrees to indemnify, save, and hold TRCA, their employees and representatives harmless from any and all claims or causes of action, including attorneys' fees, arising from the performance of this Agreement.

10. **Entire Agreement**

    This Agreement contains the entire agreement between the parties. No modification of this Agreement shall be valid unless in writing and signed by both parties. Any waiver or modification of one part shall not affect the other portions of this agreement.

11. Governing Law

The laws of the State of Minnesota shall govern this contract; any litigation shall be brought in the courts of that state.

Signed:

______________________________ ____________

Elaine Hardwick, Artist (date)

______________________________ ____________

Noelle Lawton, Twin Rivers Council for the Arts (date)

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION

Agenda Item #14D	Department: Administration	Council Meeting Date: 10/15/18

TITLE OF ISSUE: Consider Resolution Accepting Bid for the Rehabilitation of Well No. 8, Project No. 18-06B from Bergerson Caswell Inc, with a Base Bid of $56,645.

BACKGROUND AND SUPPLEMENTAL INFORMATION: City staff received four bids on Wednesday, October 10th for the Rehabilitation of Well No. 8. The project was budgeted in the 2018 budget for $65,000. The project had a base bid and two alternate bids. It will not be determined until after the well is pulled if any of the alternate bids will need to be completed. The base bid from Bergerson Caswell, Inc. was $56,645 or $8,355 below budget. Alternate #1 came in at $9,500 and alternate bid #2 came in at $26,240. Public Works Director Host will be present to answer questions concerning the project.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Accepting Bid for the Rehabilitation of Well No. 8, Project No. 18-06B from Bergerson Caswell Inc, with a Base Bid of $56,645.

Motion By: ____________________

Second By: ____________________

Vote Record:

Aye	Nay	
____	____	Freyberg
____	____	Whitlock
____	____	Steiner
____	____	Norland
____	____	Dehen

SUPPORTING DOCUMENTS ATTACHED

☐ Resolution ☐ Ordinance ☐ Contract ☐ Minutes ☐ Map

Other (specify) ____________________

☐ Workshop

☒ Regular Meeting

☐ Special Meeting

☐ Refer to: ____________________

☐ Table until: ____________________

☐ Other: ____________________

RESOLUTION NO.

RESOLUTION ACCEPTING BID
PROJECT NO. 18-06 REHABILITATION WELL NO. 8

WHEREAS, pursuant to an advertisement for bids for the rehabilitation of Well No. 8, bids were received, opened, and tabulated according to the law for the rehabilitation of Well No. 8.

AND WHEREAS the following bids were received complying with the advertisement:

Bidder	**Base Bid**	**Alternate 1**	**Alternate 2**
Bergerson Caswell Inc.	$56,645.00	$9,500.00	$26,240.00
Traut Companies	$105,250.00	$17,500.00	$25,805.00
Keys Well Drilling	$59,640.00	$16,000.00	$31,120.00
E.H. Renner and Sons	$69,684.00	$12,000.00	$22,920.00

AND WHEREAS, it appears that Bergerson Caswell, Inc. is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

1) The mayor and clerk are hereby authorized and directed to enter into a contract with Bergerson Caswell, Inc. in the name of the City of North Mankato, Minnesota for the Rehabilitation of Well No. 8, according to the plans and specifications therefore approved by the city council and on file in the office of the city clerk.

Adopted by the City Council this 15th day of October 2018.

____
Mayor

ATTEST:

____
City Clerk

Project: Rehab of Well No. 8
Bid Date: 10.10.2018 at 2pm
Project Budget: $ 65,000.00

CITY OF NORTH MANKATO

Company	Bergerson Caswell Inc	Traut Companies	Keys Well Drilling	E.H. Renner and Sons
Contact	David Henrich	Joe Traut	Jeff W.	Katie Renner
Phone	763-479-3121	320-251-5090	651-646-7871	763-427-6100
Base Bid	$ 56,645.00	$ 105,250.00	$ 59,640.00	$ 69,684.00
Bid vs. Budget	$ (8,355.00)	$ 40,250.00	$ (5,360.00)	$ 4,684.00
Alternate #1	$ 9,500.00	$ 17,500.00	$ 16,000.00	$ 12,000.00
Alternate #2	$ 26,240.00	$ 25,805.00	$ 31,120.00	$ 22,920.00
Total Alternates	$ 35,740.00	$ 43,305.00	$ 47,120.00	$ 34,920.00
Total of Base Bid with Alternates	$ 92,385.00	$ 148,555.00	$ 106,760.00	$ 104,604.00
Budget vs Bid/Alternate	$ (27,385.00)	$ (83,555.00)	$ (41,760.00)	$ (39,604.00)

Bid Notes:
- Alternate #1 and #2 cannot be accepted or declined until well #8 is pulled and condition is evaluated.
- Low bidder is identified in yellow.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION

Agenda Item #14E	Department: Administration	Council Meeting Date: 10/15/18

TITLE OF ISSUE: Receive Information on the North Mankato Ravine Management Master Plan.

BACKGROUND AND SUPPLEMENTAL INFORMATION: City staff has been working on developing strategies to evaluate the condition of ravines. Please review the attached memo from Engineer Sarff.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Receive Information on the North Mankato Ravine Management Master Plan.

Motion By: __________
Second By: __________

Vote Record: Aye Nay

Aye	Nay	
		Freyberg
		Whitlock
		Steiner
		Norland
		Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
☐	☐	☐	☐	X

Other (specify) Memo

☐ Workshop
X Regular Meeting
☐ Special Meeting

☐ Refer to: __________
☐ Table until: __________
☐ Other: __________

CITY OF NORTH MANKATO **Memorandum**

To: John Harrenstein, City Administrator

From: Daniel R. Sarff, P.E., City Engineer
Nathan Host, Public Works Director

Date: October 9, 2018

Subject: North Mankato Ravine Management Master Plan

City staff has been working on the development of strategies and a process to evaluate the condition of the ravines within and adjacent to the City. In general, we envision the overall process for developing the Ravine Management Master Plan as follows:

- Establish ravine identification/numbering system
- "Office" data collection - collect and document existing information for each ravine segment that can be obtained from existing city and county mapping, previous construction plans, and other sources
- "Field" data collection - perform field inspections of ravine segments to evaluate existing conditions. The following are examples of some of the field information that may be collected:
    - Condition of ravine/channel bottom
    - Degree of vegetation
    - Extent of foundation/sump pump drain lines extended to bottom
    - Extent of surface runoff over top of ravine
    - Slides/sloughs and location

  Note: due to the number of ravines within and adjacent to the City and the time that will be required to conduct the field investigations, it is anticipated that the completion of the field inspections of all the ravine systems will take multiple years, and that the ravines will be prioritized for inspection based on previously identified problems
- Identify improvements required to address the deficiencies and develop cost estimates
- Prioritize improvements based on extent of deficiencies, risk to adjacent properties, environmental impacts, and other factors.
- Incorporate into annual maintenance budgets and/or long-range capital improvement plans

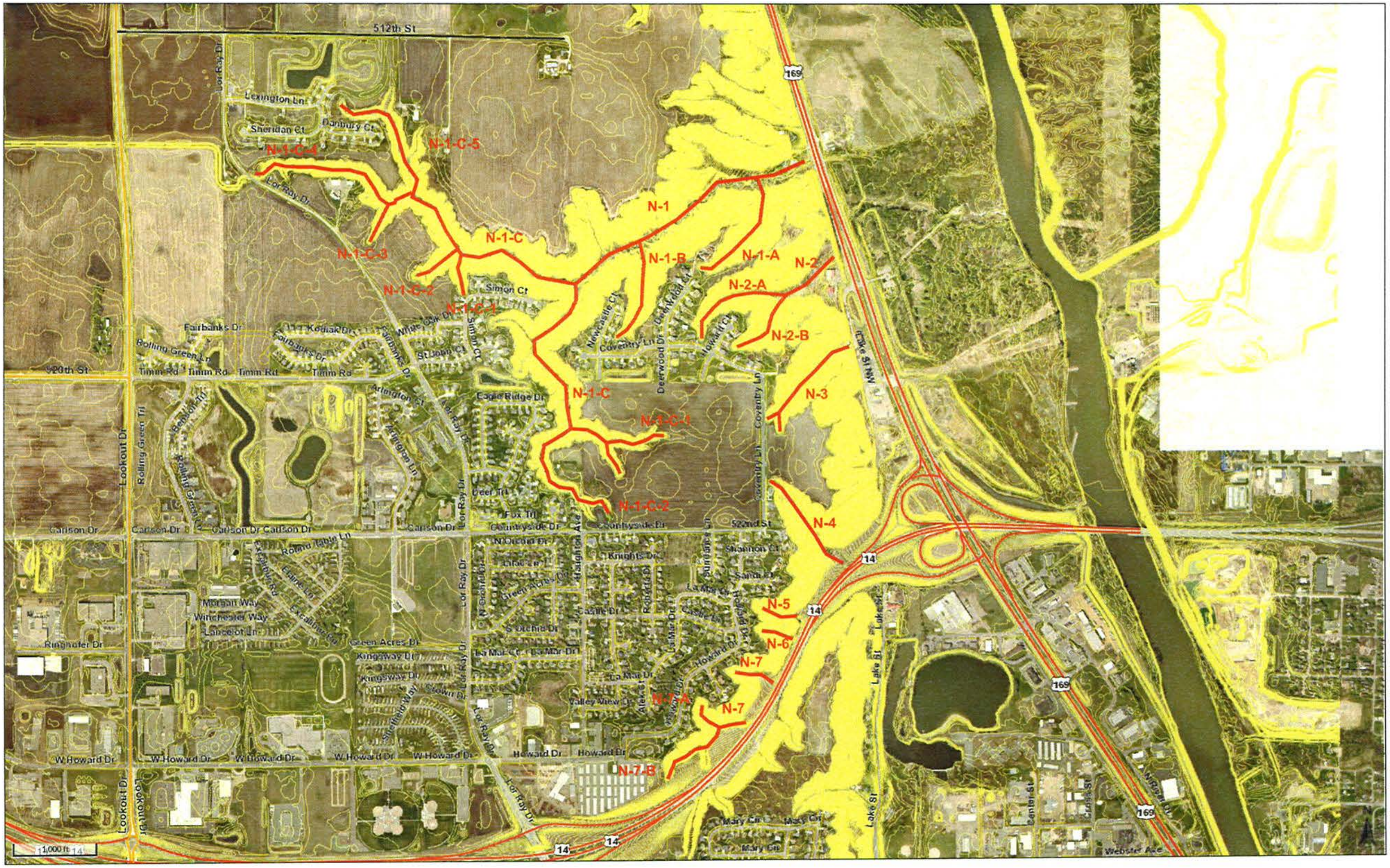
Although we are still in the initial stages of the office data collection process, we thought it would be helpful to provide the Council with an overview of the proposed process and to receive input before progressing too far.

Attached to this memo are several exhibits:

CITY OF NORTH MANKATO **Memorandum**

- Two maps showing the ravine systems within and adjacent to the City and demonstrating identification/numbering system
- Spreadsheet showing some of the information that will be collected from existing maps and plans and during the field inspections.

Nate Host and Dan Sarff will be available at the October 15 City Council meeting to review this with the Council, answer questions, and accept comments/input.



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N-2
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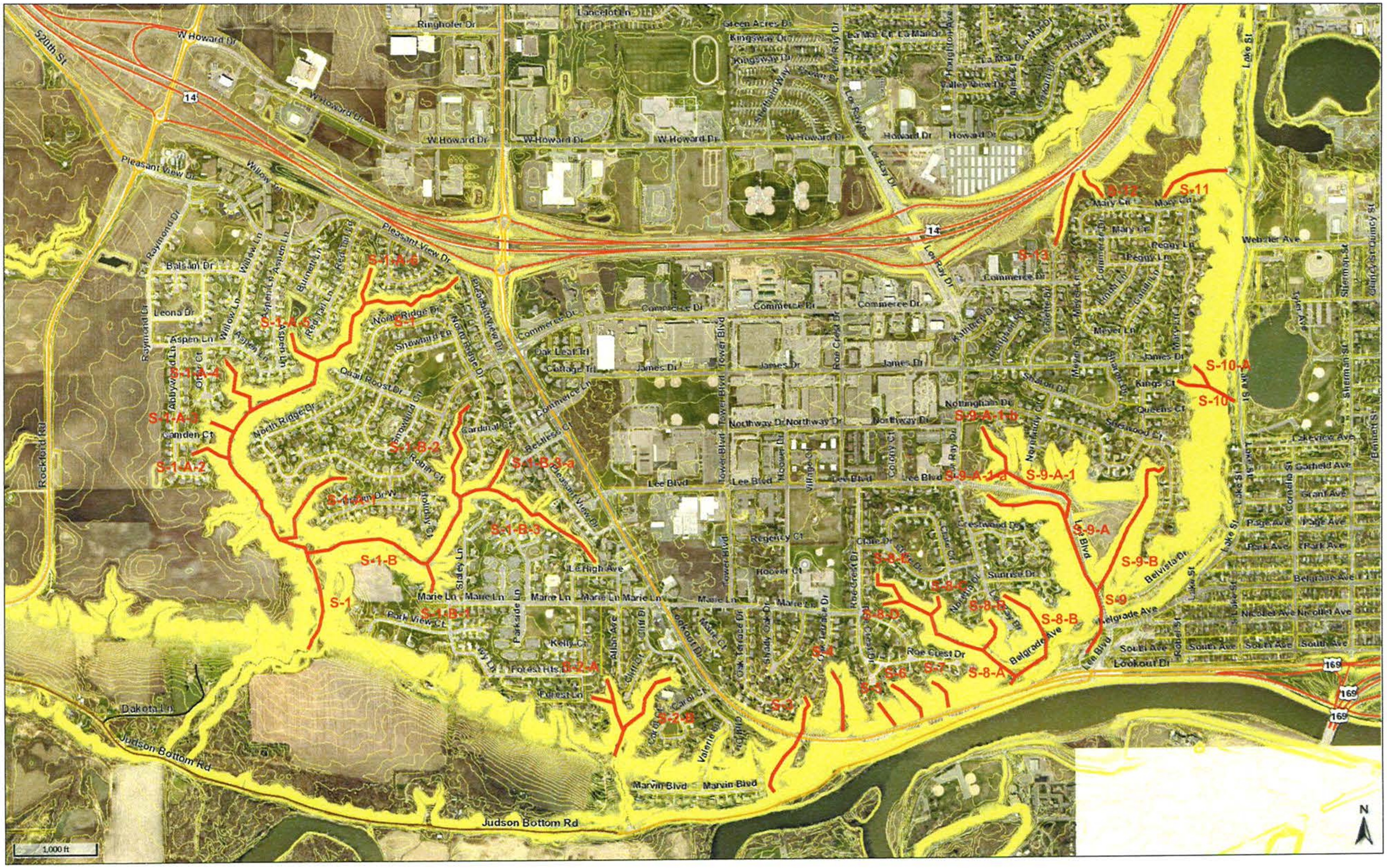
N-2-B
N-3
N-4
N-5
N-6
N-7
N-7-A
N-7-B
512th St
520th St
522nd St
Lake St NW
Lor Ray Dr
Lookout Dr
Carlson Dr
W Howard Dr
Howard Dr
Timm Rd
Coventry Ln
Deerwood Dr
Simon Ct
Eagle Ridge Dr
Lexington Ln
Sheridan Ct
Danbury Ct
Fairbanks Dr
Rolling Green Ln
Morgan Way
Winchester Way
Lancelot Ln
Ringhofer Dr
Green Acres Dr
Kingsway Dr
Lake St
Center St
Webster Ave
169
14
1,000 ft



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S-8-A
S-8-B
S-8-C
S-8-D
S-8-E
S-9
S-9-A
S-9-B
S-9-A-1
S-9-A-1-a
S-9-A-1-b
S-10
S-10-A
S-11
S-12
S-13
Judson Bottom Rd
Rockford Rd
520th St
W Howard Dr
Pleasant View Dr
Marvin Blvd
Lookout Dr
Lee Blvd
James Dr
Commerce Dr
Lake St
Belgrade Ave
1,000 ft
N

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION

Agenda Item #14F	Department: City Engineer	Council Meeting Date: 10/15/18

TITLE OF ISSUE: Consider Resolution Ordering the Preparation of a Report on an Improvement: Project No. 18-05DEF, 2019 Commerce Drive Improvement Project.

BACKGROUND AND SUPPLEMENTAL INFORMATION: It is proposed to make improvements on Commerce Drive from Lookout Drive to Lor Ray Drive and assess the benefited properties for a portion of the cost of the improvement. The attached resolution orders the preparation of the report. City Engineer Sarff will be present to answer any questions concerning Minnesota Statutes, Chapter 429 procedures and the project.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Adopt Resolution Ordering the Preparation of a Report on an Improvement: Project No. 18-05DEF, 2019 Commerce Drive Improvement Project.

Motion By: ______
Second By: ______

Vote Record:

Aye	Nay	
____	____	Freyberg
____	____	Whitlock
____	____	Steiner
____	____	Norland
____	____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
X				X

Other (specify) ______

- [ ] Workshop
- [X] Regular Meeting
- [ ] Special Meeting

- [ ] Refer to: ______
- [ ] Table until: ______
- [ ] Other: ______

RESOLUTION NO.

RESOLUTION ORDERING THE PREPARATION OF A REPORT ON AN IMPROVEMENT:
PROJECT NO. 18-05DEF
2019 COMMERCE DRIVE IMPROVEMENT PROJECT

WHEREAS, it is proposed to make street improvements, sidewalk improvements, driveway improvements, trail improvements, lighting improvements and streetscape improvements on Commerce Drive from Lookout Drive to Lor Ray Drive, and to assess the benefited property for a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the proposed improvement, called the 2019 Commerce Drive Improvement Project, be referred to the City Engineer for study and that that person is instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

Adopted by the City Council this 15th day of October 2018.

____
Mayor

Attest:

______________________________ City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION

Agenda Item #14G	Department: Community Dev.	Council Meeting Date: 10/15/18

TITLE OF ISSUE: Review the Draft Commerce Drive Development Plan.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Matt Lassonde from Bolton & Menk will be present to answer questions concerning the development plan.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Review the Draft Commerce Drive Development Plan and Provide Comment.

Motion By: ______________________
Second By: ______________________

Vote Record: Aye Nay

Aye	Nay	
____	____	Freyberg
____	____	Whitlock
____	____	Steiner
____	____	Norland
____	____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
☐	☐	☐	☐	☐

Other (specify) Plan

☐ Workshop

☒ Regular Meeting

☐ Special Meeting

☐ Refer to: ______________________

☐ Table until: ______________________

☐ Other: ______________________

Real People. Real Solutions.

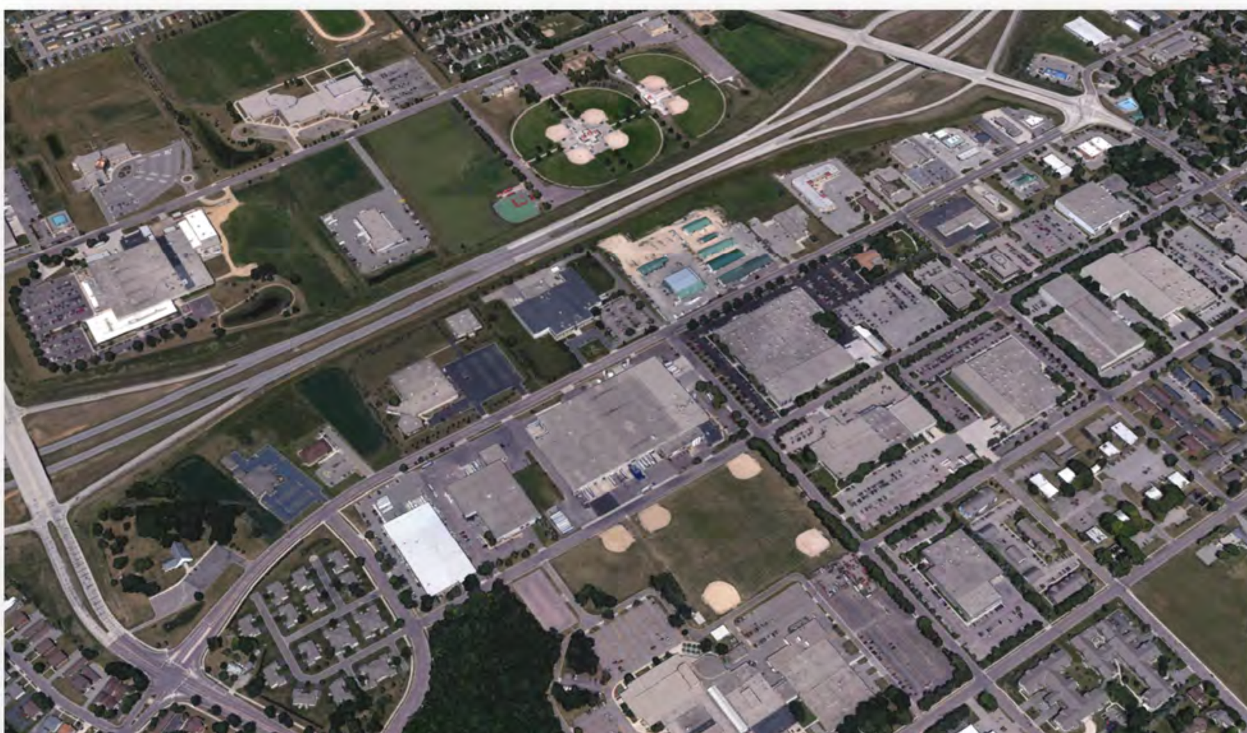
Draft Print
06/28/2018 9:20:16 AM

City of North Mankato

Commerce Drive Area Development Plan

June 2018

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: 507-625-4171
F: 507-625-4177



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Figures

Tables

Appendix

I. INTRODUCTION

The City of North Mankato is working with stakeholders and the general public to achieve a shared vision for the future of Commerce Drive. A mix of industrial, commercial, and residential uses combine to provide a major employment center and a key retail and service district for area residents. Many have expressed they would like to re-envision this core business district as a community destination achieved through an enhanced business presence, improved transportation facilities, and enhanced area design.

A. Plan Purpose

Commerce Drive will undergo a resurfacing project sometime in 2019 or 2020 funded by federal grant awards. This project opens up opportunities for the city to rethink the streetscape and implement improvements that will promote vehicle and pedestrian safety and area beautification.

The purpose of this Commerce Drive Area Development Plan is to:

1. Achieve the shared vision for the future of Commerce Drive among the city, citizens and stakeholders
2. Establishing short-term improvements that can be implemented in the upcoming resurfacing project
3. Reviewing corridor history, present use, and future opportunities for businesses and residents
4. Achieving a framework for investment along Commerce Drive

B. Guiding Principles

As the community is pursuing improvements to Commerce Drive, the following guiding principles should be referenced:

1. Recognize Commerce Drive as a primary business district in the community and a place for businesses to succeed
2. Recognize Commerce Drive has all the amenities and services needed for a thriving business and residential district
3. Enhance pedestrian connections along and across the corridor as well as to area park and trail facilities (e.g. Caswell Park, Benson Park, Highway 14 Trail, etc.)
4. Consider how additional housing opportunities can be provided along the corridor to address workforce needs and accommodate those interested in residing on the corridor
5. Create an inviting streetscape and enhance area character on Commerce Drive through Area Design considerations
6. Strengthen Commerce Drive partnerships to achieve common goals

C. Public Involvement

The City of North Mankato reached out to stakeholders, area residents, and the general public throughout the planning process. Stakeholders including business and property owners along the corridor and area residents attended visioning meetings to provide their vision for the corridor's future early in the process. A survey was made available to the general public later to gain an understanding of the community's desires for the corridor. The input received from this outreach was used to identify the shared vision for the corridor.

1. Stakeholder and Area Resident Visioning Meetings

Participants answered a series of questions aimed to identify strengths, weaknesses, opportunities, and threats present on Commerce Drive today and into the future. While there were several views among participants, there were some general themes that were mentioned at all meetings.

Terms collected at the public meeting identifying views of Commerce Drive today.

Participants feel the corridor is in need of, and has potential for, new business development, property redevelopment, streetscaping and infrastructure safety improvements, and added amenities. Buildings in the area were viewed as outdated and the businesses they contain not visible to traffic passing by. The area was described as undefined and hidden. Many were concerned that patrons of Commerce Drive are workers or people passing through the area without stopping, not customers. Participants asked how to get customers to spend more time there and utilize the businesses more.

Most participants believe that sufficient vehicle and pedestrian traffic exists to support increased business development given more traffic can be drawn in. Its true that many vehicles access the area as the eastern part of the corridor carries 11,500 vehicles per day (vpd) and nearby Trunk Highway 14 and Lor Ray Drive carry roughly 25,000 vpd and 15,000 vpd respectively.

When discussing the future of the corridor, there was an overwhelming desire to develop Commerce Drive as a destination with diverse businesses supportive of both commercial and industrial uses. An “uptown” feel is also desired with unique businesses, community events, and a sense of place that draws people to the area. However, most agreed that before any of that can happen, there are traffic and safety concerns that need to be dealt with. Meeting input is summarized in **Appendix A** and contributed to the shared vision and informed all aspects of plan development.

Terms collected at the public meeting identifying views of Commerce Drive in the future.

A Vision for Commerce Drive

Commerce Drive is a growing and diverse community destination supporting many uses that provide livability for area residents and a major employment sector for North Mankato’s workforce, while also providing a safe and efficient vehicle and pedestrian environment including connections to area recreation facilities.

2. Community Survey Response

A community survey was made available to the general public and students, faculty, and employees at South Central College from April 6th, 2018 through May 20th. The survey was available on the city's website and in paper copy at the North Mankato Taylor Library. The city received approximatley 650 responses to the survey which represents nearly 5% of the community's population. Survey questions were focused on how the public uses Commerce Drive, their likelihood of stopping at a business, their vision for the corridor, and their preference for added businesses, amenities, and streetscape improvements.

Below are some general statistics from the responses:

a. 535 of 627 (86%) of those who responded travel the corridor at least one to three times per week if not daily.
b. 428 of 624 (69%) suggested they're very likely to stop at one of the businesses when on the corridor. The top five businesses visited were Kwik Trip, Walgreens, Big Dog, MGM, and Dollar Tree.
c. 464 of 612 (76%) thought it was important to make the corridor more walkable/bikeable.
d. 589 of 618 (95%) thought it was important to attract neighborhood serving retail and amenities such as a grocery store or coffee shop.
e. 443 out of 610 (73%) thought connections between neighborhoods and Commerce Drive were important.
f. 560 out of 610 (92%) thought it was important to activate Commerce Drive with shops, events, restaurants, and streetscape.
g. Other items thought to be important included a fresh image/brand, improved parking, more nightlife and entertainment, improved public transit
h. 477 of 729 (65%) who responded were residents and 56 of 729 (7%) were commercial property/business owners.
i. 509 out of 583 (87%) who responded have a primary residence in North Mankato.

Participants were asked to provide three words to accurately describe their vision for Commerce Drive. Top words were Restaurants, Retail, Variety, Grocery Store, and Safe. Terms submitted can be seen in the word cloud to the right. Larger words occurred more frequently in the responses.

Participants were also asked to provide one specific improvement to enhance Commerce Drive. Top answers listed included landscaping/tree islands to aid crossing and soften hardscape, pedestrian walkways with seating areas and greenspace, improved building facades, eliminate access points for better ingress/egress to businesses among several others. The results of the Community Survey can be seen in **Appendix A**.

II. HISTORY

Car Wash and Convenience Store; Constructed in 1990.

Commerce Drive was constructed in segments throughout the 1970's (**Figure 1**). Its connections to US Trunk Highway (TH) 14 and TH 169 via Lookout Drive and Lor Ray Drive have made it a prime location for the industrial and general commercial uses that dominate the corridor today. Over the past four decades, the area surrounding Commerce Drive has developed from agricultural land north of North Mankato to industrial, commercial, recreational, and residential uses, surrounding a major US highway. This development includes major employment centers such as the Taylor Corporation, South Central College, Wis-Pak, Coloplast, Lindsey Windows, and other commercial or retail businesses. In addition, its proximity to the Northport Industrial Park and recreation facilities like Caswell Park led to increased activity along Commerce Drive and the surrounding area. The following is a timeline of the history of Commerce Drive from the 1970's to present day. **Figure 2** illustrates parcel development per decade along the corridor.

A. Pre-1970 to 1980

Figure 3 illustrates the planning area in 1973, prior to the construction of Commerce Drive. Before this photo was taken, South Central College had been established in its current location to the south, constructing its first three buildings in 1968. Around the same time, industrial uses such as Northland Beverages (now Wis-Pak) and Carlson Craft located in the area between Lookout Drive and Lor Ray Drive. The Commerce Drive corridor was constructed soon after and commercial uses, such as Lloyd Lumber, began to locate there. Multi-family residential began to develop east of Lor Ray Drive, which today marks a transition between low-density residential and commercial uses. Austin's Auto Repair was also constructed, the first of several commercial uses occupying the area adjacent to Lor Ray Drive along Commerce Drive.

B. 1980 to 1990

With TH 14 and Commerce Drive in place, other businesses began to locate on the corridor. Valley Bank (now Frandsen Bank) was constructed east of Lor Ray Drive, while other retail such as Marti's (currently occupied by the Big Dog Sports Café), C&N Sales, and Golden Heart Daycare were constructed west of Lor Ray Drive. Industrial facilities including Lindsay Windows, Thin Film, and Carlson Craft (a Taylor company) were also constructed in this timeframe.

In 1985, the Caswell Park recreational facility was constructed north of TH 14 and Commerce Drive. This likely contributed to increased activity and commercial development in and around Commerce Drive as those using the facility utilized area retail. **Figure 4** illustrates Commerce Drive in 1980.

C. 1990 to 2000

Commercial development ramped up in the 1990's on the eastern portion of the corridor with the construction of a strip mall, a grocery store (later converted to a strip mall), Godfather's Pizza, Royal Lube & Wash (currently Express Care), and Burger King.

Construction began in 1998 on realignment of the western portion of Commerce Drive (**Figure 5**). This was done to better connect Lor Ray Drive and Lookout Drive, provide a connection to Northridge Drive, and open up land to be developed. Between 1998 and 1999, approximately 34 townhomes were constructed within the newly available land south of the new Commerce Drive alignment. **Figure 6** illustrates Commerce Drive in 1991.

Figure 5. Former Commerce Drive western alignment; south along Commerce Lane.

D. 2000 to 2010

This decade saw the further development of the western portion of the corridor including Peace Lutheran Church, North Mankato Mortuary, and Commerce Dental. Culver's, Kwik Trip, Walgreens, and a strip mall were also constructed in this timeframe making the eastern portion of the corridor much like it is today.

E. 2010 to Present

Since 2010, a shopping center opened on the property east of the Big Dog Sports Café and the Kitchenmaster, Klooster, and Begalka CPAs located east of Lor Ray Drive. **Figure 7** is aerial photography from 2016 illustrating Commerce Drive today.

Business Center Containing Video Magic and Godfather's Pizza; Constructed 1992.

CITY OF NORTH MANKATO

Commerce Drive Area Development Plan

City of North Mankato

Figure 1 - Commerce Drive Construction

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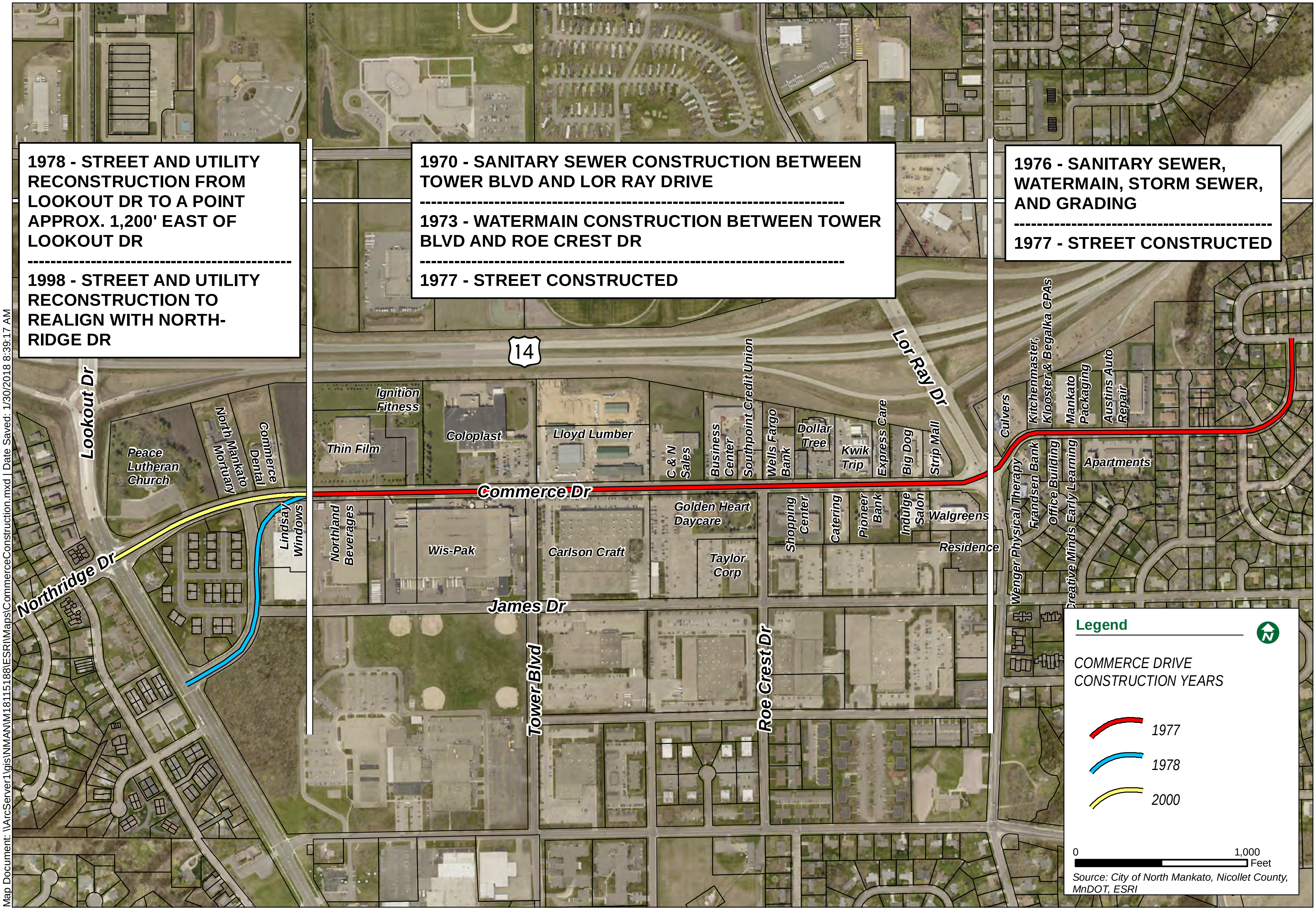

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CITY OF NORTH MANKATO

Commerce Drive Area Development Plan

City of North Mankato

Figure 2 - Parcel Development Year

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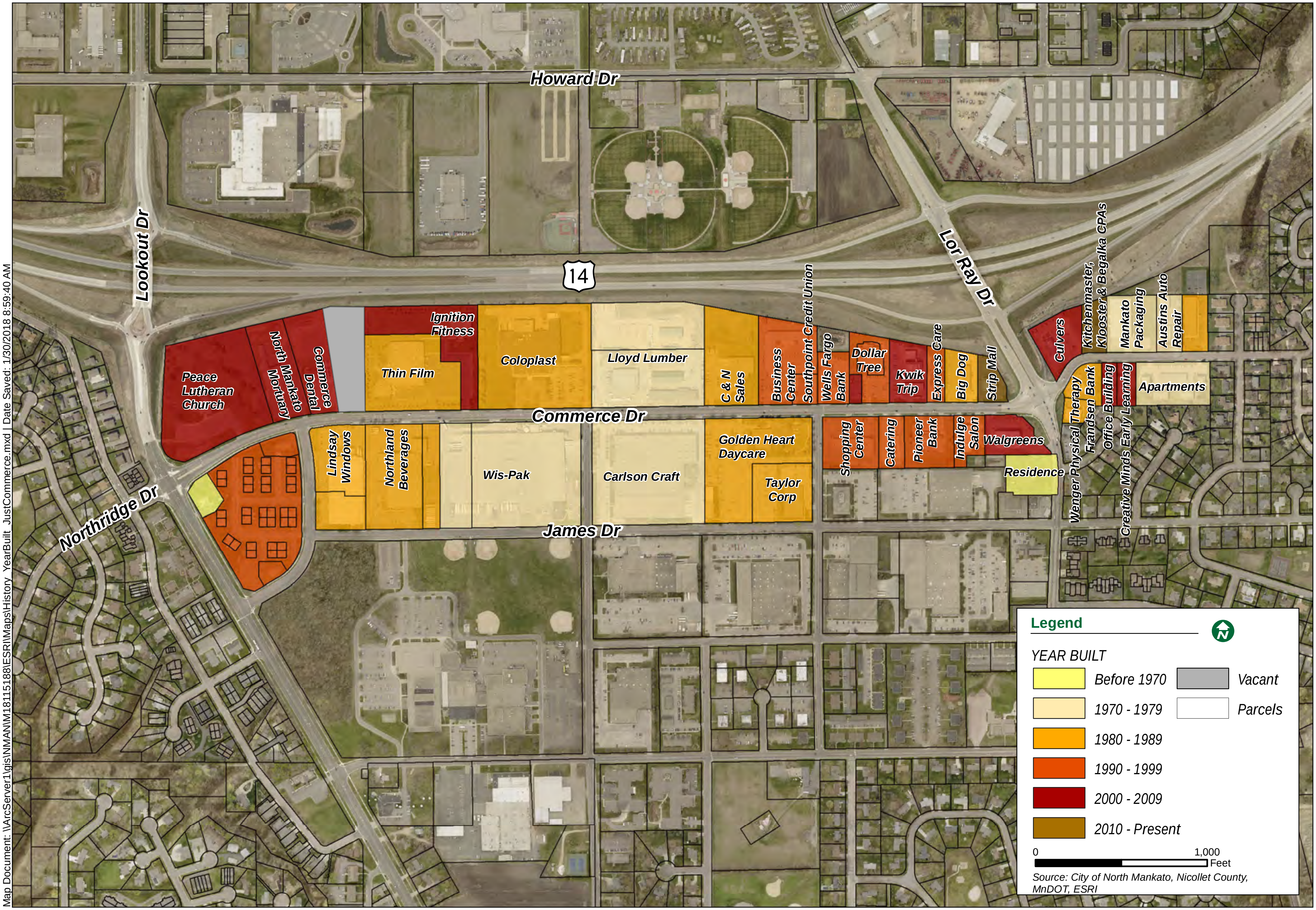

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Figure 3. Area of the future Commerce Drive (1973) – Corridor doesn't exist. US TH 14 is being constructed. Industry is beginning to develop. *Source:* USGS Earth Explorer.

Figure 4. Commerce Drive (1980) - Original alignment *Source:* USGS Earth Explorer.

Figure 6. Commerce Drive (1991) - Significantly developed. *Source:* USGS Earth Explorer.

Figure 7. Commerce Drive Today – Realigned with Northridge Drive and almost fully developed carrying over 11,500 vehicles per day. *Source:* USGS, ESRI, Pictometry.

III. HOUSING

A. Existing Housing

Residential housing exists east of the intersection of Commerce Drive with Lookout Drive and is comprised of approximately 35 patio homes. Multi-family housing is also located on Commerce Drive east of Lor Ray Drive, marking the edge of commercial development and providing a transition to a single-family residential neighborhood as Commerce extends east. The corridor services all housing units in Upper North Mankato as Commerce is the single retail/commercial area in the vicinity, with the exception of some businesses located in the area of Lookout Drive and Marie Lane. As such, it is one of the most important retail and service districts for residents in North Mankato.

Table 1. Select Residential Housing Characteristics within 1 mile of Commerce Drive.

Residential Housing Characteristics - Upper North Mankato	
Description	Qty.
Low Density (Single-Family) Residential	2427
Medium Density (Multi-Family) Residential	379
High Density (Multi-Family) Residential	126
Approximate Number of Rental Units	719
Average Monthly Rent for 2-Bedroom Apartment	$ 830.00

In an attempt to understand the existing housing market in this area of North Mankato, select residential housing characteristics were collected from Nicollet County parcel data within the area encompassing Upper North Mankato (**Table 1**). Data show there are 2,503 single-family parcels and over 700 rental units within this area. City staff believes area rentals are highly desired and that most were occupied at the time this plan was developed. A cursory search of available 2-bedroom rentals in the immediate area was completed to gain some indication of affordability and vacancy. Search results indicate a low availability of 2-bedroom apartments in the area; 25 apartments total were advertised as vacant at the time of plan development of which 18 were 2-bedroom units. This is 18 units out of the 719 rental units existing in Upper North Mankato. Available 2-bedroom apartments are seemingly affordable as well, with an average monthly rent of $830.00 per month. Some internet sources[1] suggest that 2-bedroom apartments in the Mankato area cost an average of $923.00 per month to rent, a cost difference of over $90.00 per month.

The industrial environment, combined with many commercial uses on Commerce Drive, provides a major employment center for North Mankato residents. The local workforce undoubtedly relies on available, local housing. **Figure 8** illustrates existing land use in and around Commerce Drive. This provides a clear picture of area residential property density which offers several workforce housing options. Increased residential options on Commerce Drive would contribute to housing supply in the area.

Figure 9 illustrates 5, 10, and 20-minute walking distances from the concentrated area of retail commercial on Commerce Drive. While few residents can reach the corridor within a 5-minute walk, many can within 10 and 20 minutes. **Table 2** shows select demographics for those residing within a

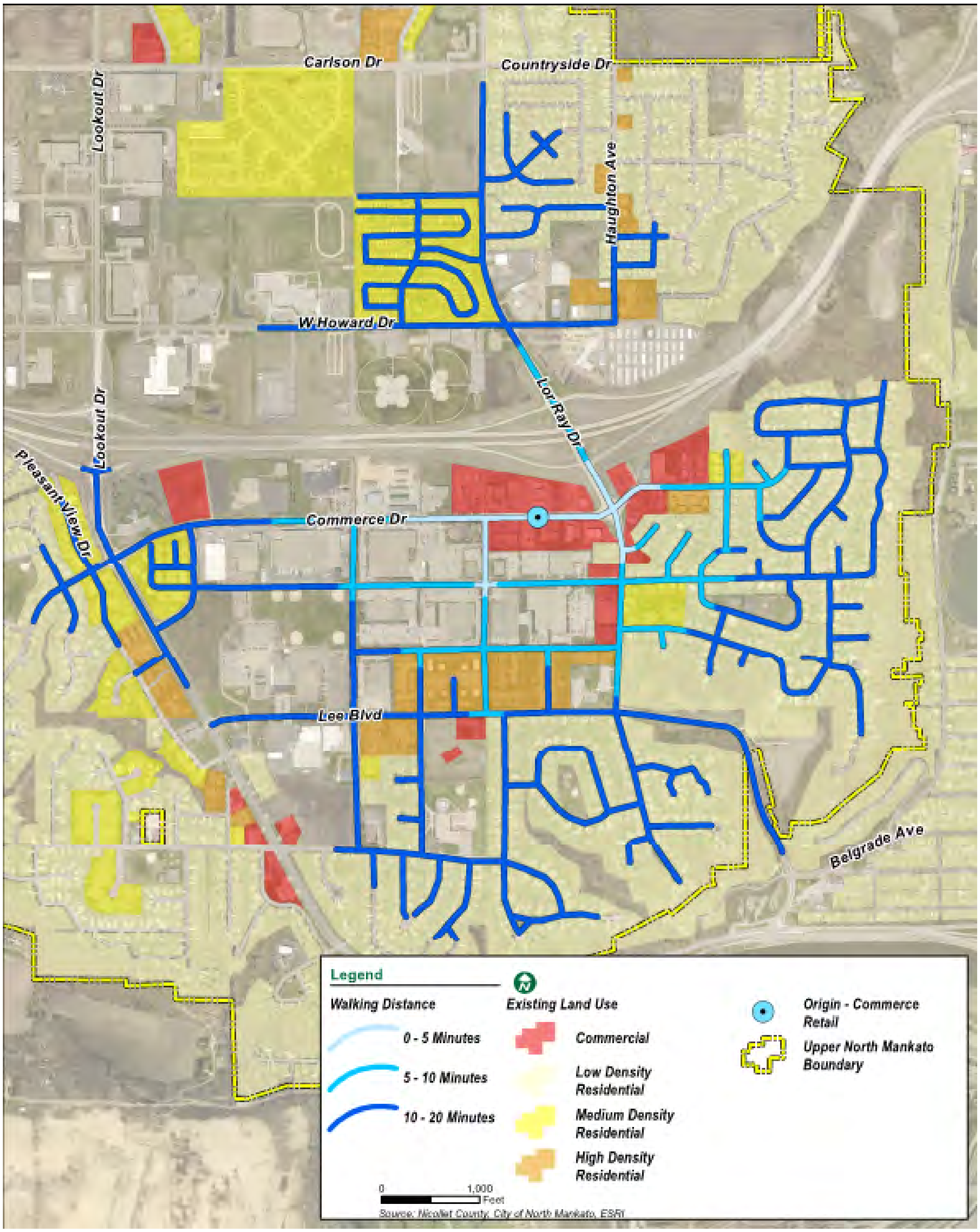
Table 2. Demographics within 10 and 20 Minute Walking Distances from Commerce Drive Retail Commercial. *Source*: *ESRI Business Analyst Online (2018).*

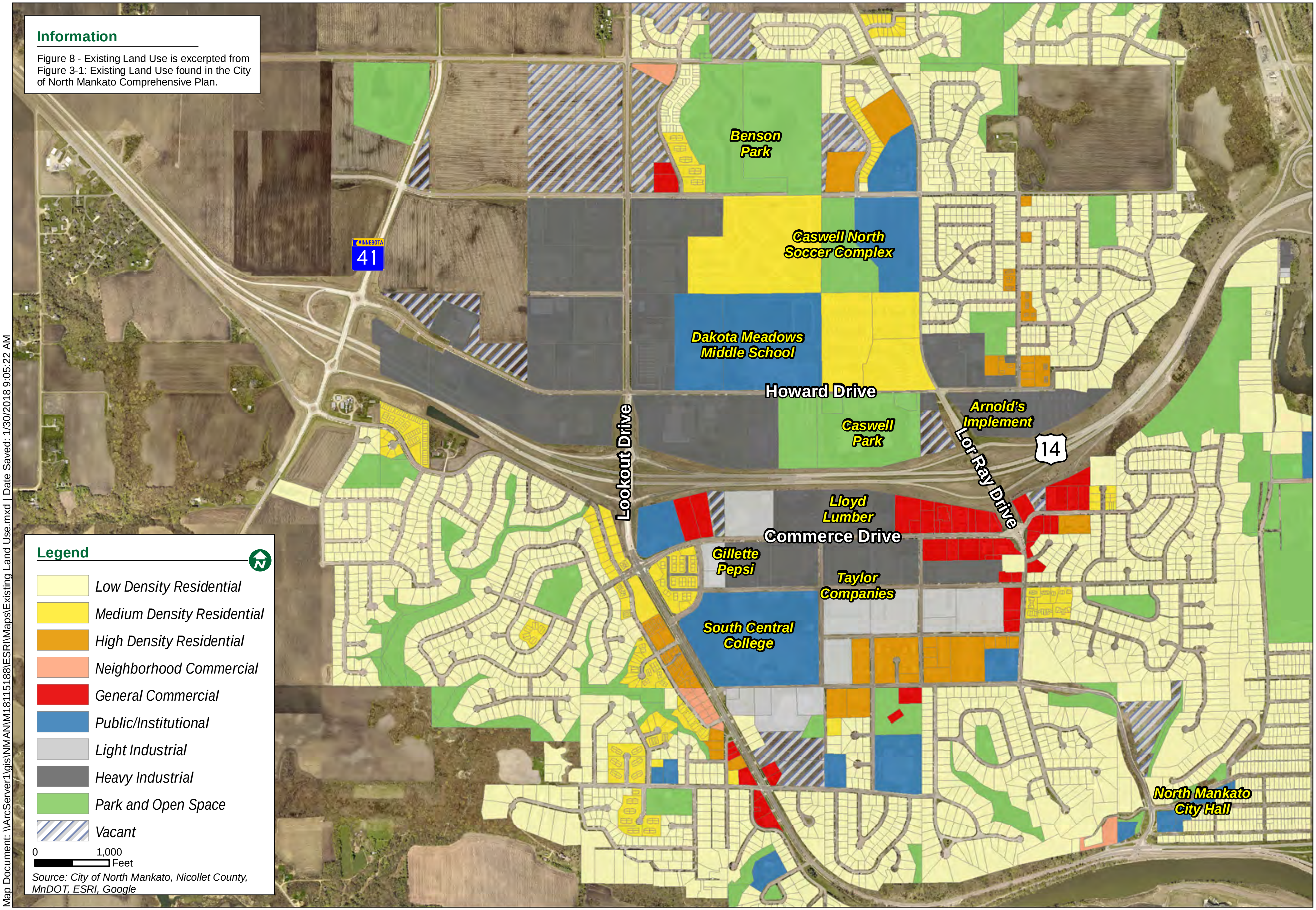
Demographic*	10 Minute Walking Distance			20 Minute Walking Distance			Upper North Mankato		
	2017	2022	Growth	2017	2022	Growth	2017	2022	Growth
Population	870	870	0.0%	3,850	3,900	1.3%	9,660	9,920	2.7%
Population 18+	700	680	-2.9%	3,030	3,045	0.5%	7,430	7,600	2.3%
Households	460	465	1.1%	1,770	1,800	1.7%	3,970	4,095	3.1%
Median Household Income	$ 64,856	$ 74,833	15.4%	$ 59,600	$ 66,700	11.9%	$ 67,100	$ 77,300	15.2%

[1] Rentjungle.com - https://www.rentjungle.com/average-rent-in-mankato-mn-rent-trends/

10 and 20-minute walking distance from existing retail on Commerce Drive. These numbers indicate that anywhere from 10% - 40% of those residing in Upper North Mankato can access the commercial distric within a 10 – 20-minute walk respectively.

Despite few residents being within close walking distance, much of the area workforce has the convenience of a small walk to access services. Also, students, faculty, and staff from the South Central College are within a 10 – 20-minute walk from the district which may indicate that some either walk or drive to Commerce Drive.





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Similarly, most of Upper North Mankato can access Commerce Drive within a 5-minute drive time. Those within a 5-minute drive time are considered the most likely to access Commerce Drive on a regular basis. Data shows there are 9,334 people living among 3,890 households within 5-minute drive that are potentially accessing services the corridor conveniently offers. Similar to the growth in North Mankato as a whole, population and number of households in this area are expected to increase to 9,572 and 4,004 respectively over the next five years. Increased population means more people likely finding convenience in what Commerce Drive has to offer and accessing the corridor for services. Median household income is also expected to increase by 15.4% over the next five years for those within a 5-minute drive. Area residents will have increased means to take advantage of service related benefits offered on the corridor.

This data provides a general understanding of the population and number of households that feed the business district from both walking and driving perspectives. The data presented here provides a only a high level view of residential housing in the area. A more thorough housing study would need to be completed to gain a full understanding of housing supply, demand, and market conditions.

B. Livability & Future Housing Opportunities

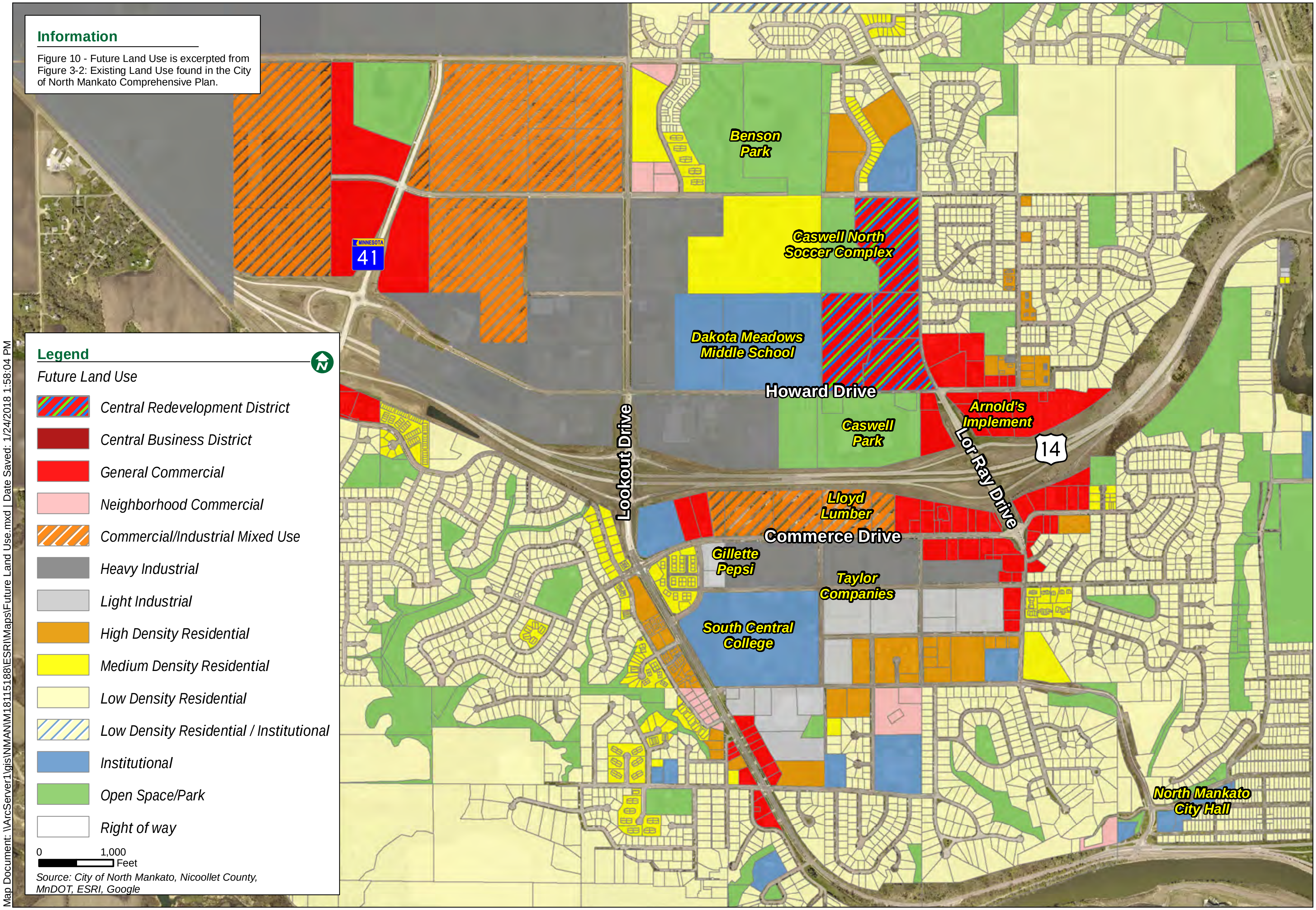
The Future Land Use Plan (**Figure 10**) shows areas identified for growth of single and multi-family dwellings in Upper North Mankato. This growth will increase the number of people accessing retail and will provide more housing options as well. Options for developing residential properties on the corridor itself will require redevelopment of existing parcels because the corridor is essentially built-out. When discussed during visioning meetings, participants did not forsee the conversion of existing commercial or industrial uses for residential use and believed Commerce Drive primarily should continue to be a place where commercial, industrial and service related uses provide benefits to area residents. However, there still may be opportunities to include some housing units as part of mixed use projects. Redevelopment of existing buildings will provide opportunities to rethink how residential uses could be included on Commerce Drive in the future as well as increase the density of population to service businesses on the corridor.

Commerce Drive Business District offers a broad array of services that contributes to a highly livable environment by meeting a range of daily needs. Area residents have access to restaurants, a lumber and hardware store, a gas station with a convenience store, a pharmacy, a veteranary clinic, a fitness facility, banking, and other services, removing most need to travel elsewhere for day-to-day living needs. Commerce Drive is also nearby many recreational facilities including the Caswell Sports Complexes, Benson Park, Bluff Park, and the TH 14 Trail to name a few. In addition, the corridor is within walking distance of the South Central Community College and numerous employers. All of these characteristics make Commerce Drive a desirable place to reside.

A few properties along the corridor could be considered for future redevelopment that could include mixed-use buildings (see **Section IV. Economic Development**). The vision for a mixed-use building is one that maintains a commercial presence on the ground floor while offering office space and/or residential units on the second or third floors. This provides one avenue for providing some multi-family housing options on the corridor that could be supported. Visioning participants did support this type of residential as an option moving forward, provided that mixed-use redevelopment takes place.

Figure 10 - Future Land Use

January 2018



C. Housing Goals, Objectives, and Policies

Goal 1. Support opportunities to increase housing options on Commerce Drive as part of mixed use redevelopment.

Objective 1.1: Encourage property redevelopment concepts that include options for residential uses, to the extent consistent with existing zoning.

Policy 1.1.1: Incorporate redevelopment that includes mixed-use buildings with residential uses and ground floor commercial.

Goal 2. Support an environment along Commerce Drive that encourages a diverse range of retail and services to surrounding residents, employees, and students.

Objective 2.1: Identify and support opportunities for the corridor to attract more businesses providing services that make the area more livable.

Policy 2.1.1**:** Utilize economic incenvites to leverage private investment and to encourage business growth and expansion.

Policy 2.1.2**:** Strengthen business relationships along the corridor and support collaboration around shared projects, events, and promotions.

Goal 3. Provide and enhance multimodal connections from area residential uses to the Commerce Drive Business District.

Objective 3.1: Ensure connections to the Commerce Drive Business District and surrounding recreational facilities and trails are safe and inviting for area residents, students, and workforce.

Policy 3.1.1: Consider options for enhancing connections from surrounding residential neighborhoods and locations such as South Central College that encourage students and residents to walk or bike to Commerce Drive retail.

Objective 3.2: Ensure area residential and recreational uses are connected to Commerce Drive.

Policy 3.2.1: Consider opportunities for locating a pedestrian bridge over TH 14 from Commerce Drive to the residential and recreational areas north of the corridor.

Goal 4. Provide attractive and desirable residential properties that are well designed.

Objective 4.1: Consider design that enhances visual character of the corridor.

Policy 4.1.1: Ensure structure design contains elements that visually enhance appearance and improve design characteristics along the corridor.

Objective 4.2: Ensure housing is maintained and well-kept.

Policy 4.2.1: Enforce the general maintenance of residential units in accordance with City Code to ensure properties are well-kept and in good repair.

IV. ECONOMIC DEVELOPMENT

A. Existing Conditions

Commerce Drive contains a mix of retail, industrial, institutional and housing land uses that together provide various services, living and job opportunities for area residents. Participants in the visioning process had much to say about the economic future of Commerce Drive. The groups understand that these uses have a place on Commerce Drive and should work together to achieve a shared vision for the future of the corridor. **Figure 11** illustrates Economic Development considerations for Commerce Drive.

1. Previous Studies Overview

Several documents have been completed which provide some direction for Economic Development needs on and around Commerce Drive.

City of North Mankato Comprehensive Plan (2015)

The Comprehensive Plan states the City strives to attract and retain jobs. In 2015, there was one job for every two residents. The Plan identifies the Northport Industrial Park as the place where the majority of future economic development will occur with a mix of industrial and commercial uses bringing in a variety of jobs to the area.

Caswell Sports Operations Review and Economic Impact Analysis (2016)

The 2016 *Caswell Sports Operations Review and Economic Impact Analysis* provides information on the number of annual visitors to events at the facility, a map of the Caswell Sports Future Master Plan depicting proposed future indoor recreational facilities in the area, and existing and planned pedestrian connections such as a pedestrian bridge connection over TH 14. Annual visitor tallies among the Caswell Sports facilities from 2013 to 2016 show marked increases from 29,353 in 2013 to 66,204 in 2016. Visitor numbers increased rapidly with the addition of the Caswell North Soccer Complex and are projected to continue that trend. Increased visitors to the Caswell Sports Complexes could mean increased visitors to Commerce Drive businesses.

2. Market Area Analysis

Jobs

A major goal for the City of North Mankato is attracting and retaining jobs. This is especially true for the Commerce Drive area which serves as a major business district and employment center for the City. To gain an understanding of what Commerce Drive could be in the future, it is crucial to understand its current economic state and the issues and opportunities that exist.

Upper North Mankato - Business Summary			
Description	Commerce Drive	Upper North Mankato	North Mankato
Total Businesses	45	277	437
Total Employees	1,741	6,137	7,318
Total Residential Population	40	9,660	13,864
Employee/Residential Pop. Ratio (per 100 Residents)	N/A	64	53

Table 3. Business Summaries for Commerce Drive, Upper North, and North Mankato City. *Source:* Esri Business Analyst.

CITY OF NORTH MANKATO

Commerce Drive Area Development Plan

City of North Mankato

Figure 19 - Economic Development Considerations

May 2018

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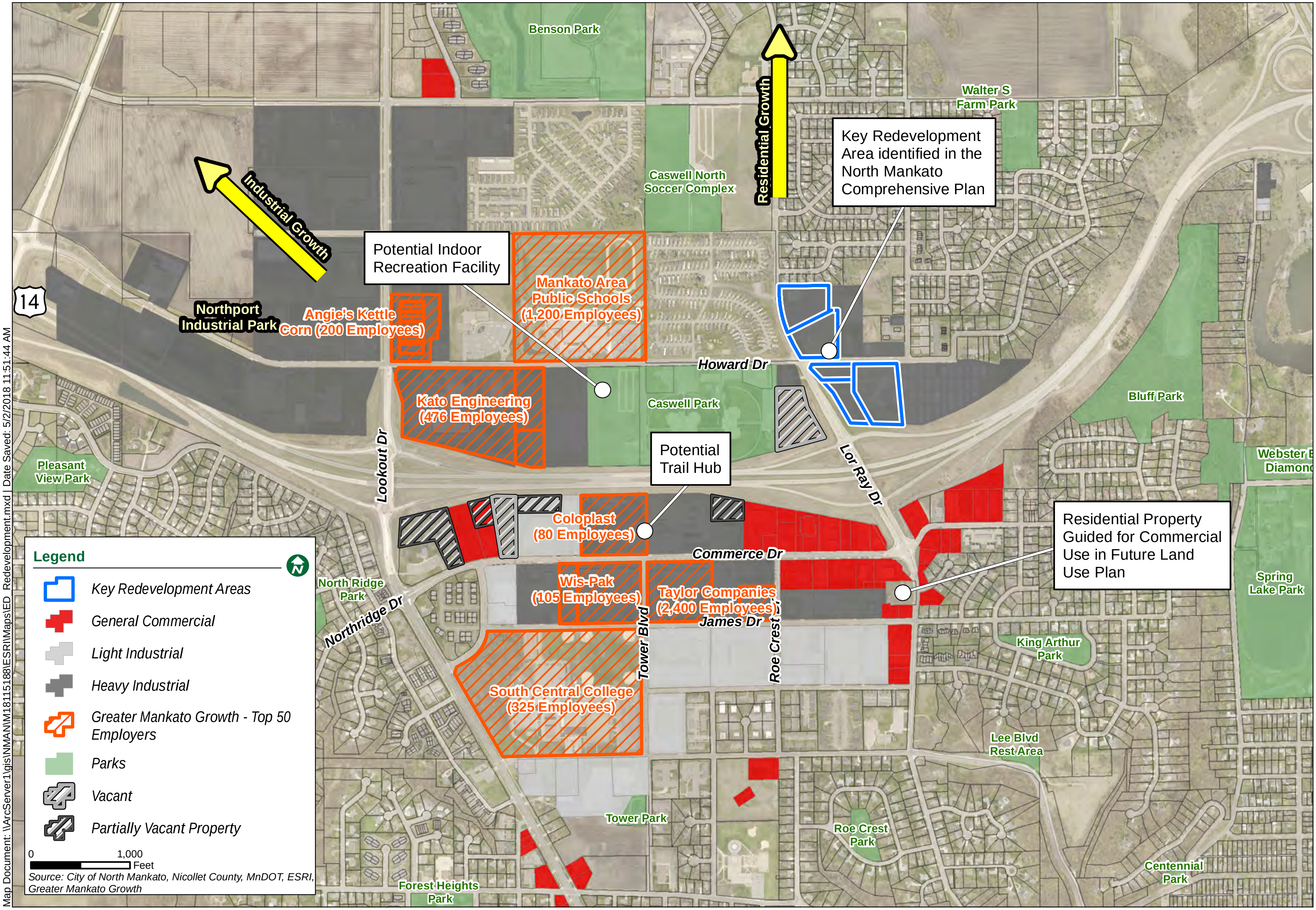

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Table 3 shows a summary of businesses in relation to population. According to this data from Esri Business Analyst, businesses on Commerce Drive employ nearly 24% of North Mankato's workforce.

The Greater Mankato area is growing rapidly with several major employers, growing industries, and a healthy workforce. Upper North Mankato is one growing area and Commerce Drive is an important facet of that growth. Industry in Upper North Mankato was inventoried to gain an understanding of the number of businesses and employees working there.

Table 4 identifies the distribution of businesses and jobs based on the North American Industrial Classification System (NAICS) of industries. The area is strongest in Manufacturing, making up nearly 47% of employment in Upper North Mankato. The Taylor Companies provide the majority of these jobs with nearly 2,400 jobs. The area is strong in other sectors including Retail Trade, Information, and Education, Healthcare, and Social Assistance.

Employment by Industry				
Industry	Number of Businesses	%	Number of Employees	%
Agriculture, forestry, fishing, etc.	1	0.4%	3	0.0%
Utilities	3	1.1%	26	0.4%
Construction	13	4.6%	34	0.6%
Manufacturing	24	8.6%	2,872	46.8%
Wholesale Trade	12	4.3%	202	3.3%
Retail Trade	32	11.4%	382	6.2%
Transportation and warehousing	4	1.4%	77	1.3%
Information	16	5.7%	510	8.3%
Finance, insurance, real estate	37	13.2%	189	3.1%
Professional, scientific, management, administrative, and waste	27	9.6%	450	7.3%
Education, health care, and social assistance	44	15.7%	833	13.6%
Arts, entertainment, recreation, accommodation, and food	15	5.4%	233	3.8%
Other, except public administration	33	11.8%	196	3.2%
Public Administration	9	3.2%	130	2.1%
Unclassified Establishments	10	3.6%	0	0.0%

Table 4. Employment by Industry in Upper North Mankato based on the NAICS.
***Source:* Esri Business Analyst.**

Top Employers

Greater Mankato Growth maintains a list of the top 50 employers in the Greater Mankato area (**Table 5**). Seven of these employers are located on, or in close proximity to, Commerce Drive. Taylor Companies, Coloplast, and Wis-Pak all are served directly by Commerce Drive, reinforcing the importance of Commerce Drive to these industries. Other nearby major employers bring more workers to the area. These workers may choose to reside in the area surrounding Commerce Drive or simply use the services on the corridor as they commute to and from work.

Areas such as the Northport Industrial Park have experienced major growth and continued growth is expected, increasing the number of people to the area.

Employer	Employees	Employer	Employees
Taylor Companies	2400	AgStar	207
Mayo Clinic Health System	1,830	Angie's BOOMCHICKAPOP	200
Minnesota State University, Mankato	1,700	Johnson Outdoors Marine Electronics Inc.	200
Mankato Area Public Schools	1,200	Harry Meyering Center Inc.	182
MRCI	1,200	Alumacraft Boat Co	180
Saint Peter Regional Treatment	830	Schwickert's	165
Cambria	805	Truck Bodies and Equipment Int'l.	150
Gustavus Adolphus College	675	Ridley, Inc.	145
Monarch Healthcare	656	AEP Industries	142
Le Sueur Incorporated	640	Archer Daniels Midland	128
Mankato Clinic	639	Maple River School District	127
Verizon Wireless	540	Southern Minn. Construction Co.	119
Wal-Mart Distribution Center	525	Crown Beverage Packaging	109
Kato Engineering/Nidec	476	Minnesota Valley Health Center	109
Blue Earth County	415	Wis-Pak of Mankato	105
Davisco Foods International, Inc.	344	City of Saint Peter	101
MTU Onsite Energy	342	Associated Finishing, Inc.	98
Coughlan Companies	337	Xcel Energy	92
South Central College	325	Bolton-Menk	90
MICO Inc.	310	I+S Group	88
Consolidated Communications (formerly Enventis)	290	The Free Press Media	82
EI Microcircuits	275	Coloplast	80
City of Mankato	271	Eide Bailly	76
MEI	237	AmeriPride Linen and Apparel Services	72
CHS, Inc.	225	CAB Construction	70

Table 5. Top 50 Employers in the Greater Mankato Area based on Data from Greater Mankato Growth. Those highlighted on the list are located along or in close proximity to Commerce Drive.

Market Area Profile

While the industrial presence seems strong in the area, participants in the visioning process perceived the commercial presence to be lacking, having potential to be much more. They asked the following questions about businesses on Commerce Drive:

Why isn't retail thriving on the corridor?

What's missing?

Is there a recipe for the right business combinations?

A retail market profile was completed using Esri Business Analyst which provides an understanding of leakage and surplus factors by industry within 5, 10, and 20-minute drive times from Commerce Drive (**Figure 12**). This measures the proportion of spending that leaves the area (leakage) versus the amount of additional spending attracted from outside the area (surplus).

Demographic*	5 Minute Drive Time			10 Minute Drive Time			20 Minute Drive Time		
	2017	2022	Growth	2017	2022	Growth	2017	2022	Growth
Population	9,334	9,572	2.5%	37,025	38,204	3.2%	89,382	92,757	3.8%
Population 18+	7,231	7,380	2.1%	29,924	30,701	2.6%	72,193	74,486	3.2%
Households	3,890	4,004	2.9%	15,763	16,323	3.6%	34,075	35,513	4.2%
Median Household Income	64,856	74,833	15.4%	52,484	55,917	6.5%	54,154	58,644	8.3%

Table 6. 5, 10, and 20-Minute Drive Time Market Area Demographics. *Source:* Esri's Business Analyst.

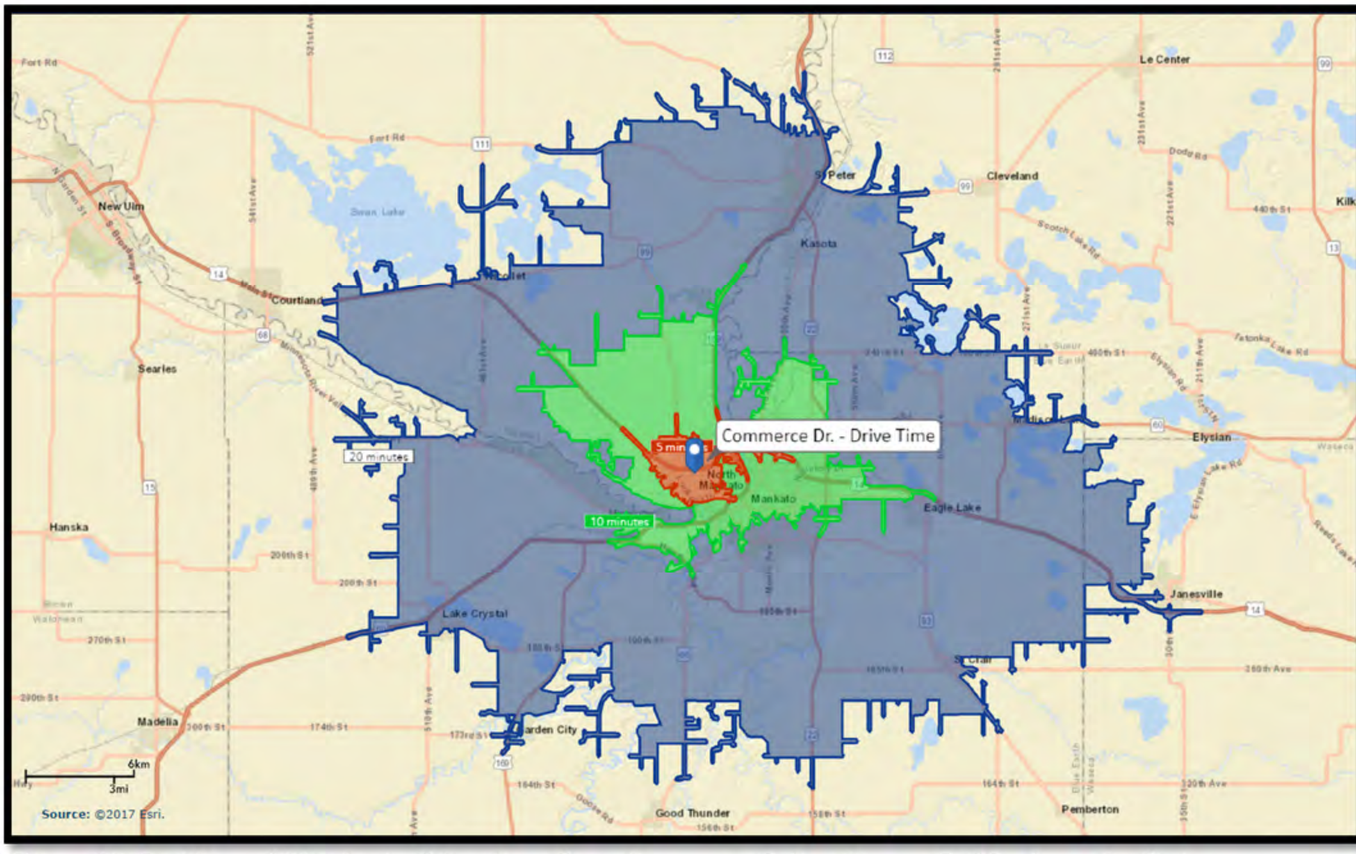

Figure 12. 5-, 10-, and 20-minute drive times from Commerce Drive. *Source:* Esri Business Analyst.

Market Area Demographics

The population is anticipated to grow in each of the market area drive time zones. While the 10 and 20-minute drive time zones are anticipated to experience greater population growth rates, the 5-minute drive time zone is anticipated to have the greatest increases in median household income. This indicates anticipated increases in spending power among those living in this zone. **Table 6** identifies market area demographics in 5, 10, and 20-minute drive times.

Market Leakage Analysis

In a market leakage analysis, a numeric value (-100 to 100) is calculated and assigned to subsectors of the commercial industry. The leakage/surplus factor represents a potential retail opportunity; a negative value represents a surplus or excess supply of a business type and a positive number represents “leakage” or excess demand of a business type. A value of +100 represents a total leakage where 100 percent of that type of commerce happens outside of the defined area. The negative values in the figures depict sectors which the area has an excess supply. The positive values found on the right half of the charts depict a market leakage, or excess demand for commercial services where residents are required to leave the area to meet their commercial needs and desires.

A marked difference is noticeable between surplus and leakage within a 5-minute and 10-minute drive time. **Figure 12** illustrates business supply and demand within a 5-minute drive and **Figure 13** illustrates business supply and demand within a 10-minute drive.

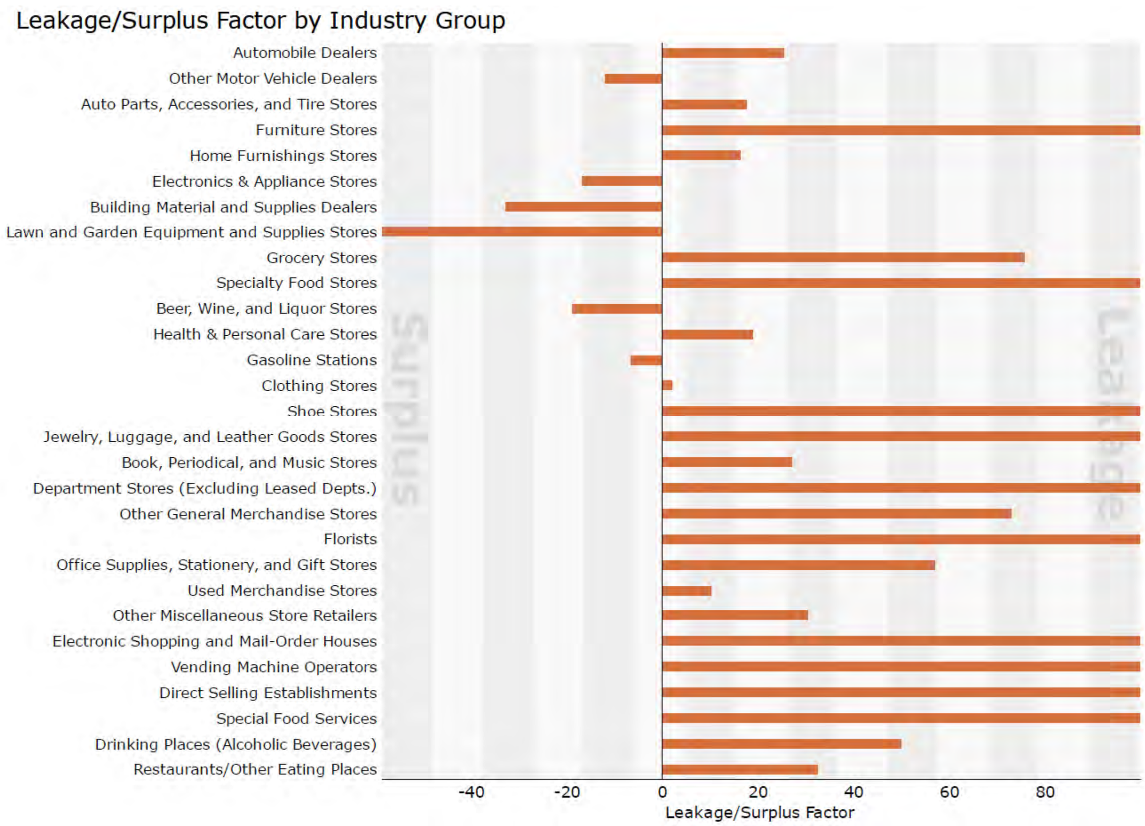

Figure 12. Commercial Supply and Demand by Industry Group within a 5-Minute Drive from Commerce Drive. *Source:* Esri Business Analyst.

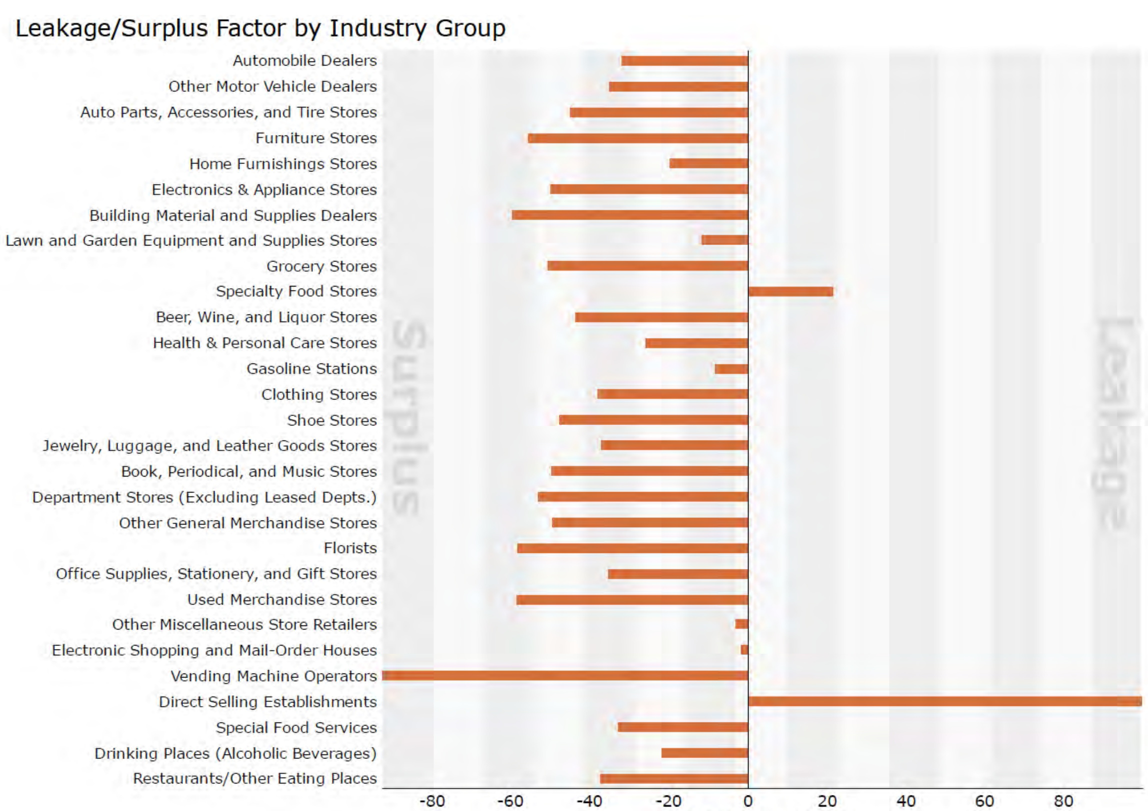

Figure 13. Commercial Supply and Demand by Industry Group within a 10-Minute Drive from Commerce Drive. *Source:* Esri Business Analyst.

This analysis shows a heavy leakage factor within a 5-minute drive suggesting residents drive further to access some services. Most business types can be accessed within a 10-minute drive largely due to the nearby Mankato Hilltop area and other commercial business districts. A surplus can be expected for the metro area as a whole, since it serves not only locals but people who travel in from surrounding rural areas and small towns to shop. Studies of similarly sized communities show that the effective trade radius may be much bigger as a result, since people in rural areas will often travel 20+ miles to a shopping destination.

That said, the current role of Commerce Drive is more about local convenience shopping rather than a regional shopping destination.

One thing to note is the consistent leakage of specialty food stores in both the 5- minute and 10-minute drive times. A food co-op or grocery store was on top of the list of desired business on Commerce Drive based on feedback solicited from participants in the visioning process. A full report providing retail market potential and a retail marketplace profile are located in **Appendix B.**

B. Future Market Potential

There is a desire to make Commerce Drive more of a destination with unique and diverse businesses. Participants would like to see properties used to full potential; this includes developing vacant lots and redeveloping underutilized properties to increase the number and variety of businesses.

Participants identify Commerce Drive as a place to access services, filling a gap where the alternative is to travel to Mankato for daily needs. The following business types were suggestions from the groups regarding what would enhance the retail environment of Commerce Drive:

- Food Co-op or Grocery Store
- "Sit-down" Restaurant
- Hotel
- Coffee Shop
- Wine Shop

The future of Commerce Drive has implications not only for the area immediately surrounding the corridor, but for the entire City of North Mankato and anyone using services or recreation in close proximity. The following provides an understanding of economic development opportunities as well as redevelopment opportunities that could better utilize properties, add new businesses, and assist with branding Commerce Drive as a destination in the future.

1. Enhance the Business Environment

There is a strong mix of businesses on Commerce Drive today, however, visioning participants suggested that there is room for improvement. They would like to see more niche or "craft" businesses developed on the corridor.

Most agreed that a strong business partnership is necessary to achieve the envisioned business mix and increase the attraction for customers. The establishment of a business association was discussed and supported among stakeholders. This could unify businesses on the corridor and provide avenues for:

- Obtaining grant money for physical improvements to businesses
- Promoting and coordinating events to create draw people to the corridor
- Supporting the joint branding and promotion of Commerce Drive as a shopping district.

2. Establish Commerce Drive as a Destination

Establishing Commerce Drive as a destination is desired by all who attended the visioning process and remains a goal for the City of North Mankato. Enhancing the business presence in the area and establishing an association are key steps in attracting more visitors to the area.

Redevelopment initiatives discussed below provide avenues for this. Enhanced area design through streetscaping, area branding, and building improvements would also contribute to visitor draw.

3. Redevelopment on Commerce Drive

Commerce Drive is mostly developed offering limited opportunities for new development. Currently, one vacant property exists adjacent to Commerce Drive Dental on the north side of Commerce Drive. This lot is guided for Commercial/Industrial Mixed-Use on the Future Land Use Plan. During the visioning process, participants commented that several developed parcels are not fully utilized, containing vacant land that could be suitable to accommodate other businesses if subdivided. Similarly, some properties contain buildings with redevelopment opportunities by the public and stakeholders along the corridor.

As mentioned in Section II – Housing, stakeholders, citizens, and City staff have expressed a desire to see mixed-use buildings constructed on newly developed and redeveloped properties. This would include two- or three-story buildings with ground floor commercial and office or residential space on upper floors. This would open up opportunities for new businesses and provide residential options on Commerce.

Public-private partnerships may be a necessary approach to redevelopment on the corridor in order to:

- Understand opportunities for redevelopment that may result from discussion with business/property owners who may be willing to relocate to accommodate mixed use redevelopment.
- Understand property owner willingness to redevelop existing properties or sell portions of underutilized properties to open up opportunities to accommodate new development.
- Fill vacant lots with mixed use development containing newly developed businesses.

4. Other Redevelopment Opportunities

There are redevelopment opportunities in close proximity to Commerce Drive that, if developed, could contribute to the corridor's draw.

Residence South of Walgreens

The residence on the west side of Lor Ray Drive, south of Walgreens is currently zoned B-3 General Commercial. Similar to the Lor Ray Drive/Howard Drive intersection, the City will likely consider redeveloping the site to accommodate commercial uses if the property owner is prepared to sell or redevelop the site.

Caswell Sports Complex

Indoor recreation facilities are being evaluated for the vacant property adjacent to the existing Caswell Park softball fields (**Figure 14)**, north of Fallenstein Field. If developed, this property would increase the draw of visitors to the area.

Figure 14. Vacant Property adjacent to the Caswell Park Sports Complex being evaluated for Indoor Recreational Facilities.

C. Economic Development Goals, Objectives, and Policies

Goal 1. Expand the number and variety of businesses on Commerce Drive

Objective 1.1: Identify and support opportunities for the corridor to attract more businesses and strengthen and unify existing businesses.

Policy 1.1.1: Work to strengthen business relationships along the corridor and support collaboration around shared projects, events, and promotions.

Policy 1.1.2: Continue to maintain Commerce as an industrial jobs center for the region, while mitigating the impacts of related freight traffic on surrounding uses.

Objective 1.2: Establish Commerce Drive as a Destination

Policy 1.2.1: Invite businesses to locate on Commerce Drive that create a unique retail environment and fill gaps identified through the market analysis and visioning processes.

Objective 1.3: Explore opportunities for new development and redevelopment on and around Commerce Drive.

Policy 1.3.1: Foster private investment and economic activity without compromising community objectives to maintain and enhance North Mankato's environment.

Policy 1.3.2: Encourage and facilitate redevelopment of underutilized or distressed properties into viable mixed-use developments by working with property owners and interested developers.

V. TRANSPORTATION

A. Existing Traffic Conditions

Commerce Drive is a major roadway serving many uses that generate high volumes of both passenger vehicle and heavy truck traffic. The planning area consists of Commerce Drive from Lookout Drive to Collette Drive, just east of Lor Ray Drive. The segment between Lookout and Lor Ray Drive is a major collector roadway according to the Minnesota Department of Transportation's roadway functional classification.[2] This means the roadway equally serves access to properties and vehicle mobility while providing a connection from local roads to arterial roadways. Just under a mile in length, the major collector segment of Commerce Drive connects three local roadways including Commerce Lane, Tower Boulevard and Roe Crest Drive to two minor arterial roadways, Lookout Drive and Lor Ray Drive.

Commerce Drive is a critical link in the community providing necessary access to businesses and services that both North Mankato and the region depend on. Access to TH 14 at both ends of the corridor connects several large manufacturing companies important to the regional economy to the regional highway network, generating freight traffic statewide. Commercial retail creates a local draw to the area for daily living needs.

Opportunities have surfaced to reshape the future character of the Commerce Drive. Around the time this plan was developed, the City of North Mankato was awarded grant funding through the Surface Transportation Program (STP) for safety and capacity improvements along Commerce Drive and was pursuing other funding sources. Grant awards will assist with funding the reconstrucion of Commerce Drive between Lookout Drive and Lor Ray Drive.

1. Previous Studies Overview

Short and long-range planning documents have been completed which provide some direction for transportation system needs on Commerce Drive.

The City of North Mankato Comprehensive Plan (2015)

The North Mankato Comprehensive Plan states sidewalks and/or trails are recommended to be adjacent to all Major Collector roadways within North Mankato to accommodate pedestrian, bicycle, and other non-motorized travel in a safe and comfortable manner. This would be an 8-foot wide bituminous or concrete trail and/or 6-foot wide concrete sidewalk recommended on either side of the roadway. It also cites the Mankato Area Transportation and Planning Study (MATAPS) completed in 2011 which identified segment safety from Lookout Drive to Lor Ray Drive as an issue.

The Comprehensive Plan also provides access management guidance for major collector roadways in the City.

[2] Federal Highway Administration: Highway Functional Classification Concepts, Criteria and Procedures; https://www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/

The Mankato/North Mankato Area Planning Organization (MAPO) 2045 Long-Range Transportation Plan (LRTP) (2015)

The MAPO developed the 2045 LRTP in 2015 which provides a high-level overview of traffic operations throughout the MAPO area. It identifies Commerce Drive as functioning appropriately, only approaching capacity deficiencies in 2045. These deficiencies are only identified for the segment between Lor Ray Drive and Tower Boulevard.

The City of North Mankato Complete Streets Plan and Policy (2016)

The Complete Streets Plan and Policy was developed as a policy and design approach that guides streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities, regardless of mode of transportation. This plan proposes an on-road bike route on Commerce Drive that would connect to existing and proposed trails on adjacent roadways.

2. Traffic Operations

Commerce Drive has a three lane section with a center turn lane carrying nearly 11,500 vehicles per day (vpd) between Lor Ray Drive and Roe Crest Drive and 4,400 vpd between Roe Crest Drive and Lookout Drive to the west. Various factors drive traffic volumes on Commerce Drive including new development and redevelopment on and surrounding the corridor, traffic on adjacent TH 14, and citizen perceptions of safety and convenience, among others. The eastern half of the corridor draws far more vehicle traffic than does the western due to the heavy retail presence on the eastern end of the corridor. **Figure 15** illustrates existing traffic operations and safety issues on Commerce Drive.

Citizens and stakeholders repeatedly commented on safety in the eastern portion in the commercial zone. This included concerns raised about numerous access points between Lor Ray Drive as well as the number of large trucks traveling on Commerce Drive and how these conflict with pedestrian and bicycle safety along and across the corridor.

Another concern raised was traffic backups along Commerce Drive from the signal on Lor Ray Drive. Stakeholders suggested that conflicts between those turning to access properties and those waiting for the signal create heavy congestion and cause confusion at times along the corridor.

Crash History 2011 to 2015

Crashes were observed from 2011 to 2015 using the Minnesota Crash Mapping Analysis Tool (MNCMAT). In total, there were 15 total crashes on Commerce Drive between Lookout Drive and Lor Ray Drive within this timeframe[3]. Most areas exhibited one or two crashes over five years and none of the crashes resulted in serious injury or death. Most crashes involved property damage only and few had minor injuries. There were no pedestrian or bicycle related crashes on the corridor. However, the location with the highest number of crashes is in the eastern portion of the corridor, in proximity to the Walgreens entrance near the Lor Ray Drive intersection, which exhibited eight crashes. This location is close in proximity to the area of congested access locations.

[3] Crash counts exclude the intersections of Commerce Drive with Lookout and Lor Ray Drive.

Commerce Drive Area Development Plan

City of North Mankato

CITY OF NORTH MANKATO

Figure X - Traffic Operations and Safety

February 2018

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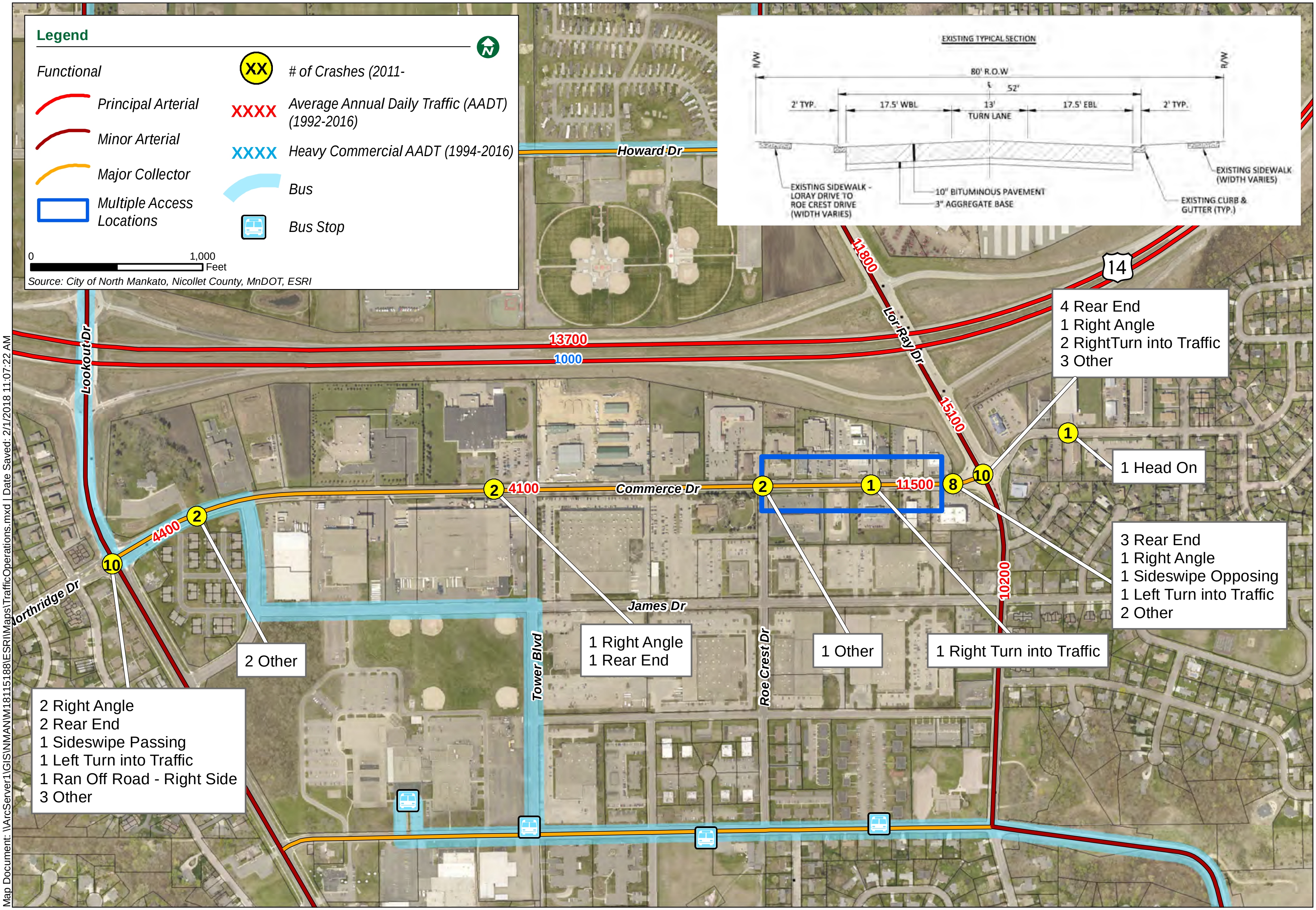
Real People. Real Solutions.



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Access Inventory

There are 73 access points on Commerce Drive including two primary accesses (1.6 per mile), three secondary accesses (2.4 per mile), and 52 private accesses (42.2 per mile).

The section of Commerce Drive between Roe Crest Drive and Lor Ray Drive exhibits several access locations in a small area and provides the primary area of concern with regards to access management. High traffic volumes combined with numerous access points in this location degrade safety and mobility. Many businesses have multiple accesses resulting in a high number of conflicting left-turn movements, driver confusion, and congestion impacting the Commerce Drive and Lor Ray Drive intersection. Participants in the visioning process agreed that the number of access points is excessive and associated issues may deter patrons from visiting area retail. It's important to understand allowable access counts and spacing to address these perceptions and provide alternatives.

The North Mankato Comprehensive Plan provides roadway access standards and access spacing guidelines for collector roadways[4]. According to this, a commercial/business property can have a maximum of two curb cuts at up to 36 feet wide each. Minimum distance between curb cuts is 20 feet and the minimum side yard driveway setback is 10 feet. The Comprehensive Plan also states that private access to major collector roadways is not permitted unless deemed necessary. It goes further to state access on major collectors should be limited to public street access and steps should be taken to redirect private access on major collectors to other local streets.

Figure 16 illustrates primary, secondary and private access along Commerce Drive. Both primary and secondary access counts fall well above MAPO's recommendations for 9 to 19 accesses per mile along minor arterial roadways. Several properties along the corridor have the potential for side street access, which could help alleviate this situation. Future roadway projects should consider methods to minimize access points for increased mobility and safety. This could include shifting access to side streets, closing excess or unneeded access points, and combining for shared access to properties.

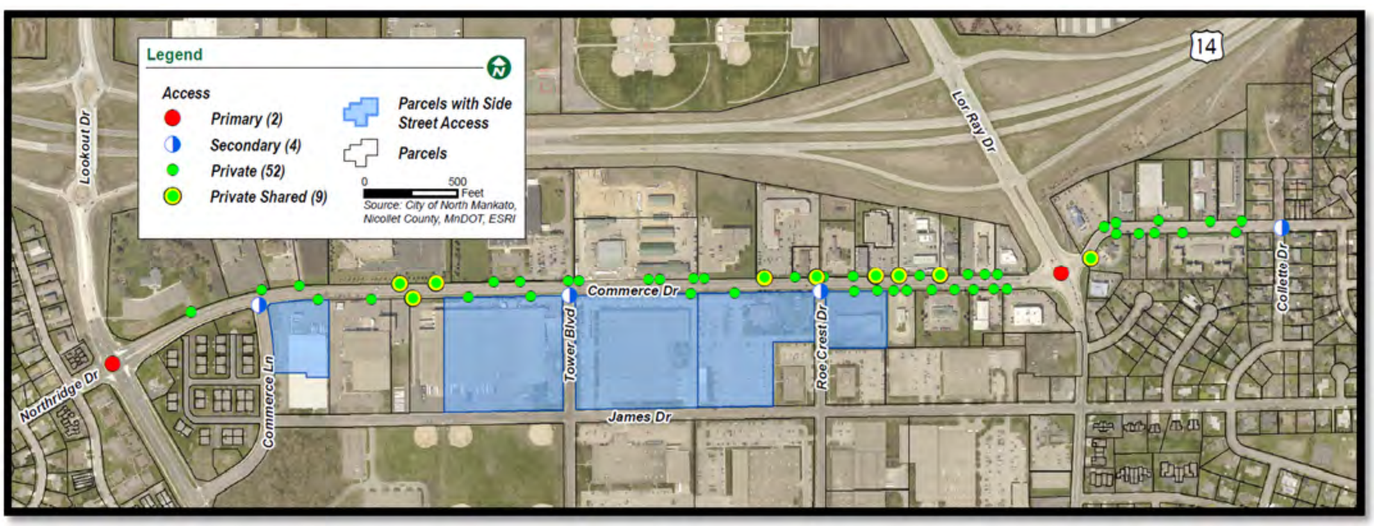

Figure 16. Access Points on Commerce Drive. Accesses in the eastern commercial business district are numerous contributing to driver confusion and pedestrian and bicycle safety issues.

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[4] City of North Mankato Comprehensive Plan – Chapter 6: Transportation; pg. 60-63, *Access Management Guidelines*

3. Pedestrian and Bicycle Accommodations

Sidewalk is present along the entire southern side of Commerce Drive from Lookout Drive to Collette Drive. Sidewalk on the north begins at Roe Crest Drive and extends to the eastern edge of Culver's property. Stakeholders in the visioning process suggested that the sidewalks carry many pedestrians on a daily basis. This includes children walking and biking during peak school times, workers accessing area restaurants for lunch, and area residents at all times accessing services or exercising. Crossing Commerce Drive as a pedestrian was a concern among participants as well. Some suggested that vehicles don't stop at the Roe Crest Drive pedestrian crossing and crossing anywhere on Commerce Drive is dangerous.

Bicycle facilities are currently absent along Commerce Drive. Facilities do extend west of Lookout Drive, through the North Ridge neighborhood as well as east of Lor Ray Drive to Bluff Park. Connections are planned on Commerce Drive between Lookout Drive and Lor Ray Drive and surrounding local roadway connections. The Complete Streets Plan identifies Commerce Drive to receive bike lanes on both sides of the roadway between Lor Ray Drive and Lookout Drive. **Figure 17** illustrates Pedestrian and bicycle considerations in Upper North Mankato.

4. Transit Routes

One route of the Mankato Area Transit System runs south along Lookout Drive and onto Commerce Drive then turns down Commerce Lane to James Drive and continues to Mankato. No bus stops are located on Commerce Drive, leaving the corridor underserved by transit.

5. Parking

No public parking or on-street parking exists on the corridor. However, properties are well served by large private parking lots, often shared by adjacent businesses, with ample space for patrons and employees to park.

B. Future Traffic

1. Traffic Growth

Figure 18 illustrates average annual daily traffic (AADT) trends. AADT volumes have been collected on a four-year basis consistently since 1995 and have been increasing steadily. This

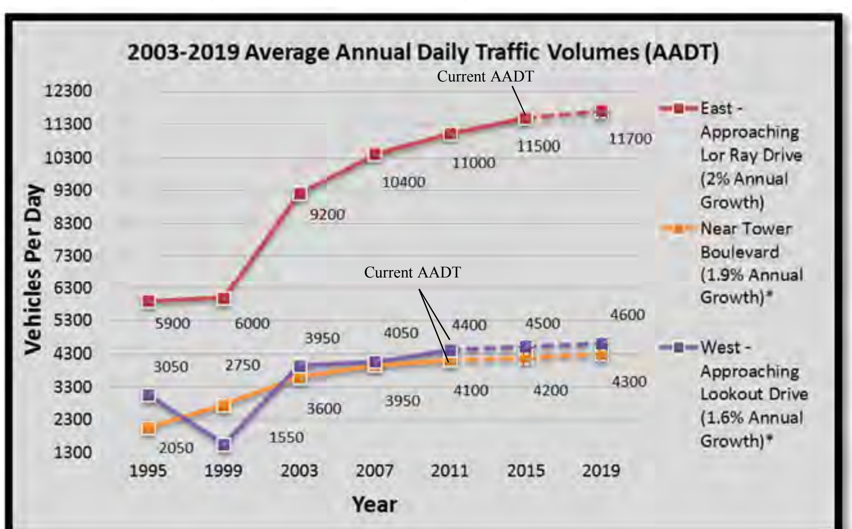
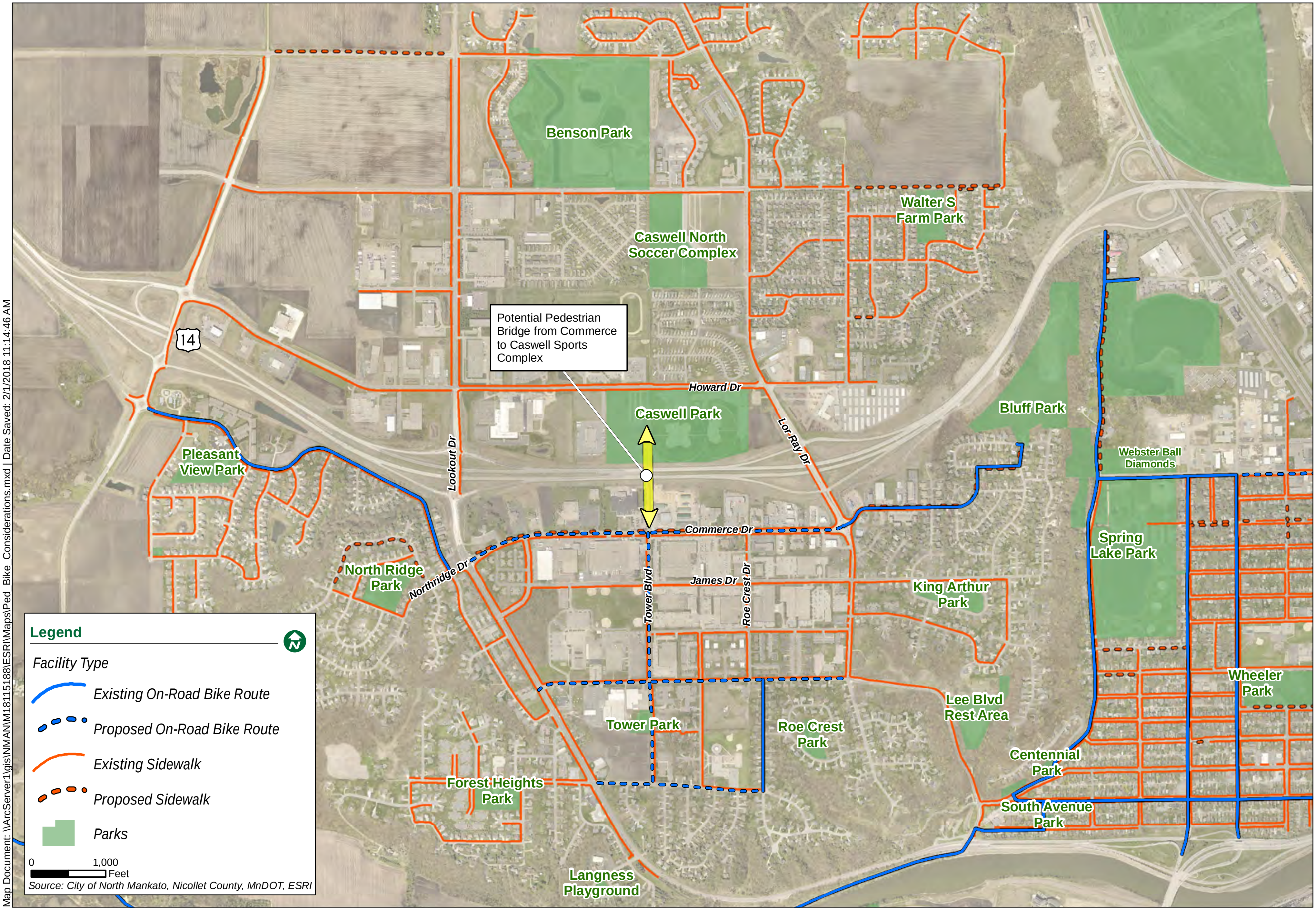


Figure 18. Average Annual Daily Traffic on Commerce Drive Forecasted to 2019.

*No Data for 2015


Benson Park
Caswell North Soccer Complex
Walter S Farm Park
Potential Pedestrian Bridge from Commerce to Caswell Sports Complex
Howard Dr
Caswell Park
Lor Ray Dr
Bluff Park
Webster Ball Diamonds
Pleasant View Park
Lookout Dr
14
Commerce Dr
Spring Lake Park
North Ridge Park
Northridge Dr
James Dr
Tower Blvd
Roe Crest Dr
King Arthur Park
Lee Blvd Rest Area
Wheeler Park
Tower Park
Roe Crest Park
Centennial Park
Forest Heights Park
South Avenue Park
Langness Playground
Legend
Facility Type
Existing On-Road Bike Route
Proposed On-Road Bike Route
Existing Sidewalk
Proposed Sidewalk
Parks
0
1,000
Feet
Source: City of North Mankato, Nicollet County, MnDOT, ESRI

growth is anticipated to continue. To provide some idea of anticipated growth in traffic volumes, annual growth rates were calculated beginning at 2003 and used to forecast for 2019. While data reaches back to 1995, various businesses located along the corridor in the late 1990's and the surrounding area experienced significant residential growth causing traffic volumes to spike. Taking this into consideration, trends post 2003 provide a more appropriate data set from which to forecast.

The MAPO 2045 LRTP provides existing and forecasted volumes only for a location in the middle of Commerce Drive near its intersection with Tower Boulevard which, according to the LRTP, has 2011 and 2020 volumes of 4,100 and 4,550 respectively. Though higher than the volume forecasted as part of this effort, this reinforces volumes are anticipated to continue trending upward.

Area redevelopment and increased access to nearby recreational facilities will also contribute to increased traffic volumes on Commerce Drive. **Section IV** of this plan discusses potential redevelopment along Commerce Drive moving forward. This includes potential for mixed-use buildings which could increase commercial retail and add office and/or residential, likely increasing traffic on the corridor.

2. Commerce Drive Reconstruction Project

As mentioned, the section of Commerce Drive between Lookout Drive and Lor Ray Drive will be reconstructed in the coming years. This provides opportunities for the future of the corridor. A new street section will be restriped to provide one drive lane in each direction, a center turn-lane, and a possible off-street multi-use path (**Figure 19**). An off-street trail would remove bicyclists from high traffic volumes and provide a higher quality pedestrian/bicycling experience. On-street facilities, such as those illustrated in **Figure 20**, were not supported in the public process and don't provide the same level of safety as the potential trail addition.

The reconstruction will also explore alternatives for access management changes to ensure mobility and safety along the corridor. Safety components of the project include replacement of deteriorating pavement exhibiting drainage issues and user hazards and improvements to access management. The mix of corridor users coupled with growing traffic numbers is a major safety concern

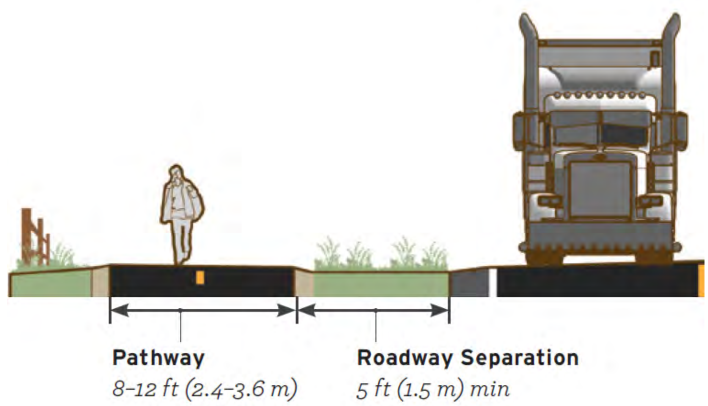


Figure 19. Section illustrating physically separated multi-use path option for future roadway reconstruction. ***Source: Small Town and Rural Multimodal Networks; FHWA-HEP-17-204.***

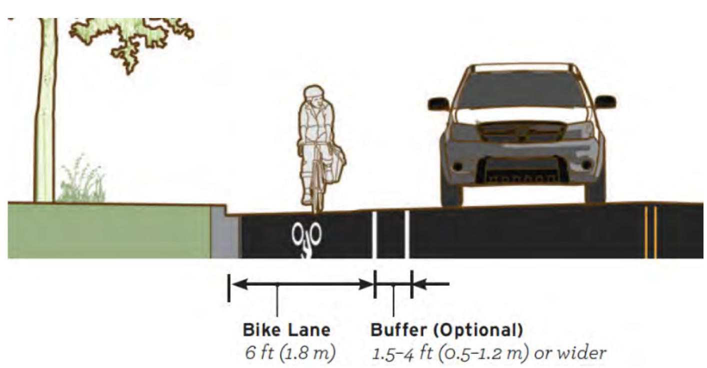


Figure 20. Section illustrating an on-street bike lane option for future roadway reconstruction. ***Source: Small Town and Rural Multimodal Networks; FHWA-HEP-17-204.***

for the city, especially bicyclists utilizing road shoulders.

3. Pedestrian and Bicycle Considerations

On-street vs Off-street Pedestrian/Bicycle Facilities

Bike lanes on Commerce Drive received mixed reviews among participants in the public process. Many supported the idea of having on-street facilities suggesting they are needed to accommodate those who currently ride on the shoulders of the corridor. Others expressed concern that on-street bike lanes would cause major safety issues. Most supported wider sidewalks on both sides of the road as an alternative that could accommodate both bicyclists and pedestrians simultaneously. This would provide off-street, multiuse facilities that are generally safer and more desirable than on-street lanes.

Prior to completion of this plan, MnDOT contacted North Mankato City staff to inform them of desires to create a regional trail connection along TH 14 to New Ulm. This regional trail facility has potential to locate along the existing TH 14 trail recently constructed by the City. A multiuse path along Commerce Drive could accommodate that regional connection bringing more pedestrian and bicycle traffic through the corridor.

Pedestrian Crossings

Crossing Commerce Drive as a pedestrian is perceived as dangerous. Methods could be incorporated to improve safety for pedestrian crossings along the corridor. Some options suitable for Commerce Drive include increased signage and roadway markings, median islands (**Figure 21**), and pedestrian flasher systems. Pedestrian crossing safety will need to be enhanced to achieve the pedestrian oriented streetscape desired by participants in the public process.

Figure 21. Median island providing pedestrian refuge on a three-lane section with center turn-lane. *Source:* https://www.pps.org/article/rightsizing-strategies-glossary.

Pedestrian Bridge

The City is considering installing a pedestrian/bicycle bridge over TH 14 to provide a unique, off-street connection from Commerce Drive to recreation facilities and residential neighborhoods north of TH 14 including the Caswell Sports Complexes and other surrounding area recreation activities outlined in **Section VI**. The addition of a pedestrian bridge would contribute to a pedestrian oriented atmosphere along the corridor. It would provide users an opportunity to cross the highway free of vehicle conflicts to access area retail. A bridge would also serve children walking to Dakota Meadows Middle School located on Howard Drive providing them with a safe facility on which to walk or bike to school. The bridge could also facilitate a major connection with the future, regional trail system sought after by MnDOT.

C. Transportation Goals, Objectives, and Policies

Goal 1. Improve traffic operations along the corridor

Objective 1.1: Define access solutions to decrease driver confusion and increase vehicle safety.

Policy 1.1.1: Shift access from Commerce Drive to local side streets where possible to comply with access management guidance from Chapter 6 of the Comprehensive Plan.

Policy 1.1.2: Explore opportunities to close excess access points in order to improve vehicle safety and mobility.

Policy 1.1.3: Consider combining access locations where feasible.

Objective 1.2: Reroute heavy truck traffic serving industrial uses away from the commercial district.

Policy 1.2.1**:** Work with Commerce Drive industry and area residents to understand the feasibility of rerouting heavy trucks currently accessing the corridor via Lor Ray Drive to Lookout Drive.

Policy 1.2.2**:** Work with MnDOT on options to integrate signage on TH 14 rerouting heavy trucks to Lookout Drive to access industry on the corridor.

Goal 2. Create a pedestrian and bicycle oriented environment.

Objective 2.1: Construct and enhance pedestrian and bicycle facilities along Commerce Drive.

Policy 2.1.1: Create wider sidewalks where possible on both sides of the corridor.

Policy 2.1.2: Provide on-street bike lanes or a multiuse path to accommodate both pedestrians and bicycles along the corridor as a component of any future roadway reconstruction.

Objective 2.2: Provide connections to area recreation facilities and regional trail systems.

Policy 2.2.1: Consider opportunities for locating a pedestrian bridge over TH 14 from Commerce Drive to the residential and recreational areas north of the corridor.

Policy 2.2.2: Work with MnDOT to locate a regional trail connection to New Ulm along Commerce Drive.

Objective 2.3: Increase pedestrian and bicycle safety along and across Commerce Drive.

Policy 2.3.1: Consider options to enhance pedestrian crossing safety on Commerce Drive using pedestrian refuge, signage, or traffic control devices to create driver awareness.

Goal 3. Increase public transportation options along the corridor.

Objective 3.1: Integrate a public transit route and transit stops along the corridor

Policy 3.1.1: Work with Mankato Public Transit Authority and the MAPO to integrate Commerce Drive into transit routes.

Policy 3.1.2: Consider optimal locations for transit stops along Commerce Drive.

VI. PARKS AND TRAILS

A. Commerce Drive and Connections to Recreation

Commerce Drive is centrally located in Upper North Mankato. The corridor is also within walking distance or a short drive from several major recreational features in the City. Pedestrian and biking connections from the corridor to as many recreational features as possible are perceived to enhance the quality of life features of the corridor, including livability, as well as draw more customers to the area for local businesses. The purpose of this chapter is to highlight these potential connections and link the corridor to previous planning efforts undertaken by the City.

B. Existing Parks and Trails

1. Parks

Fourteen of twenty-one (67%) parks, or 210 out of 290 (72%) acres of parkland, in the City of North Mankato are located in Upper North Mankato. The City is committed to providing parks and outdoor recreation opportunities to enhance the quality of life for residents. Parks within walking, biking, or driving distance from Commerce Drive include neighborhood mini parks,community parks and regional athletic complexes.

Caswell Park, the Caswell North Soccer Complex, Bluff Park, and Benson Park near Commerce Drive attract area residents with places to recreate or participate in regional sporting events. Businesses on Commerce Drive benefit from visitors to these amenities. These visitors will continue to increase as the City invests in existing and proposed facilities in the parks, trails, and recreation system.

Parks in Upper North Mankato

- Benson Park
- Bluff Park
- Caswell North Soccer Complex
- Caswell Park
- Forest Heights Park
- King Arthur Park
- Langness Playground
- Lee Blvd Rest Area
- North Ridge Park
- Pleasant View Park
- Reserve Park
- Roe Crest Park
- Tower Park
- Walter S. Farm Park

2. Trails

There are currently 9.3 miles of trails in Upper North Mankato. Trails currently extend along Lookout Drive and Lor Ray Drive north of Commerce Drive. These trails provide ample connections between residential neighborhoods and area recreation including Benson Park, Caswell Park, Caswell North Soccer Complex, and trails outside of City limits such as on County Road (CR) 41, Rockford Road, that leads to Minnemishinona Falls at the junction of CR 41 with Judson Bottom Road.

3. Previous Studies Overview

Short and long-range documents have been completed which provide some planning direction for parks and trails system needs in North Mankato.

The City of North Mankato Comprehensive Plan (2015)

According to the Comprehensive plan, the City's population is expected to increase which will likely bring increased interest in parks, trails, and indoor year-round recreation and programming. The Comprehensive Plan identifies the following recommendations relevant to parks and trails surrounding Commerce Drive:

- Figure 8-1. Park Plan identifies a future athletic complex expansion to the west side of Caswell Park.
- A loop trail network with connections to key local destinations and to regional and state trails is recommended to meet recreation, active living, and non-vehicular transportation needs.
- During the planning process for major street and utility improvements on Commerce Drive, the City will evaluate the appropriateness of developing community and neighborhood trails with the improvements.

The City of North Mankato Parks Plan (2015)

The North Mankato Parks Plan outlines the City's commitment to parks and outdoor recreation, communicates the costs of maintaining the system, and communicates planned maintenance and infrastructure expenditures for the park system. The Parks Plan identifies the following recommendations relevant to parks and trails surrounding Commerce Drive:

- Identifies the Caswell Regional Sporting Complex as one of the premier softball complexes in the nation, hosting numerous state, regional, and national tournaments since 1987. Potential improvements include a future indoor recreational features and a pedestrian connection to Commerce Drive.
- Identifies Benson Park as a community and regional park developed to become a first-choice destination for families and children wanting a natural resource focused recreation experience with trail connection to the Caswell Regional Sporting Complex, the Caswell North Soccer Complex, and ultimately Commerce Drive.
- Identifies the need to enhance trails as part of a multimodal systems plan for connections throughout the City.

The City of North Mankato Complete Streets Plan (2016)

The Complete Streets Plan states that bicycle and pedestrian facilities shall be considered in street construction, reconstruction, and pavement maintenance projects undertaken by or on behalf of the City as appropriate. The plan illustrates how facilities should be designed and when to implement them. The Complete Streets Plan identifies the following recommendations relevant to parks and trails surrounding Commerce Drive:

- Bicycle facilities are planned on Commerce Drive.
- Trails on Howard Drive and the Dakota Meadows Middle School and Caswell North Soccer Complex properties connecting Howard Drive to Carlson Drive.
- A trail on Lor Ray Drive over TH 14 and south to Lee Boulevard.
- A trail on Lookout Drive south of Commerce Drive completing the connection to Lower North Mankato.

Caswell Sports Future Master Plan

The Caswell Sports Future Master Plan was prepared by ISG as part of the 2016 Caswell Park Economic Benefit Analysis. The Plan illustrates planned athletic facilities on the mostly vacant parcel west of existing softball facilities at Caswell Park. Among the elements of this plan is a proposed pedestrian bridge over TH 14.

Indoor Recreation Facility

The City of North Mankato is planning the development of an indoor recreation facility located in the property west of Caswell Park that is immediately north of Commerce Drive across from Highway 14. Such a facility would increase the draw to the area providing opportunities for year-round tournaments and exercise opportunities for area residents. Commerce Drive businesses are expected to benefit from increased athletic complexes north of TH 14. **Figure 22** illustrates the Caswell Sports Future Master Plan including the indoor recreation facilities planned for the location.

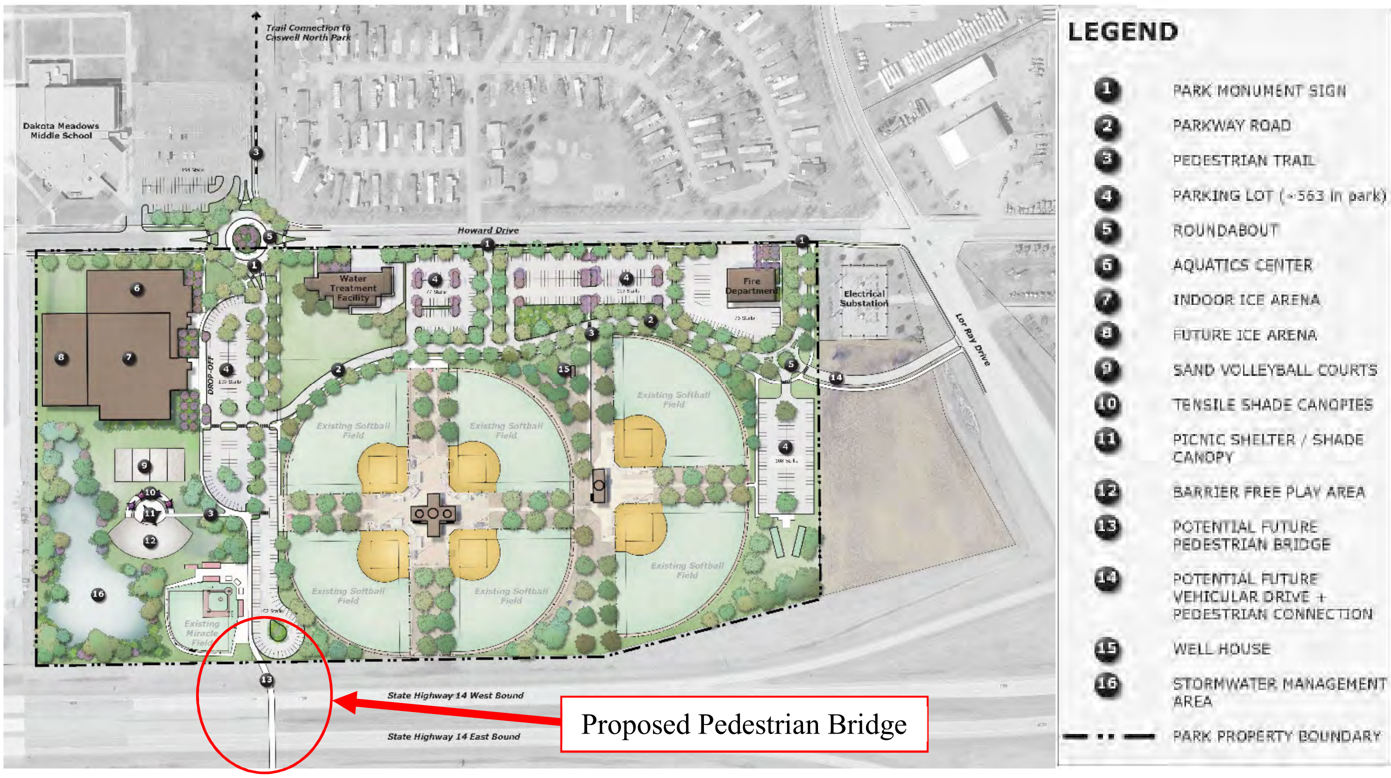
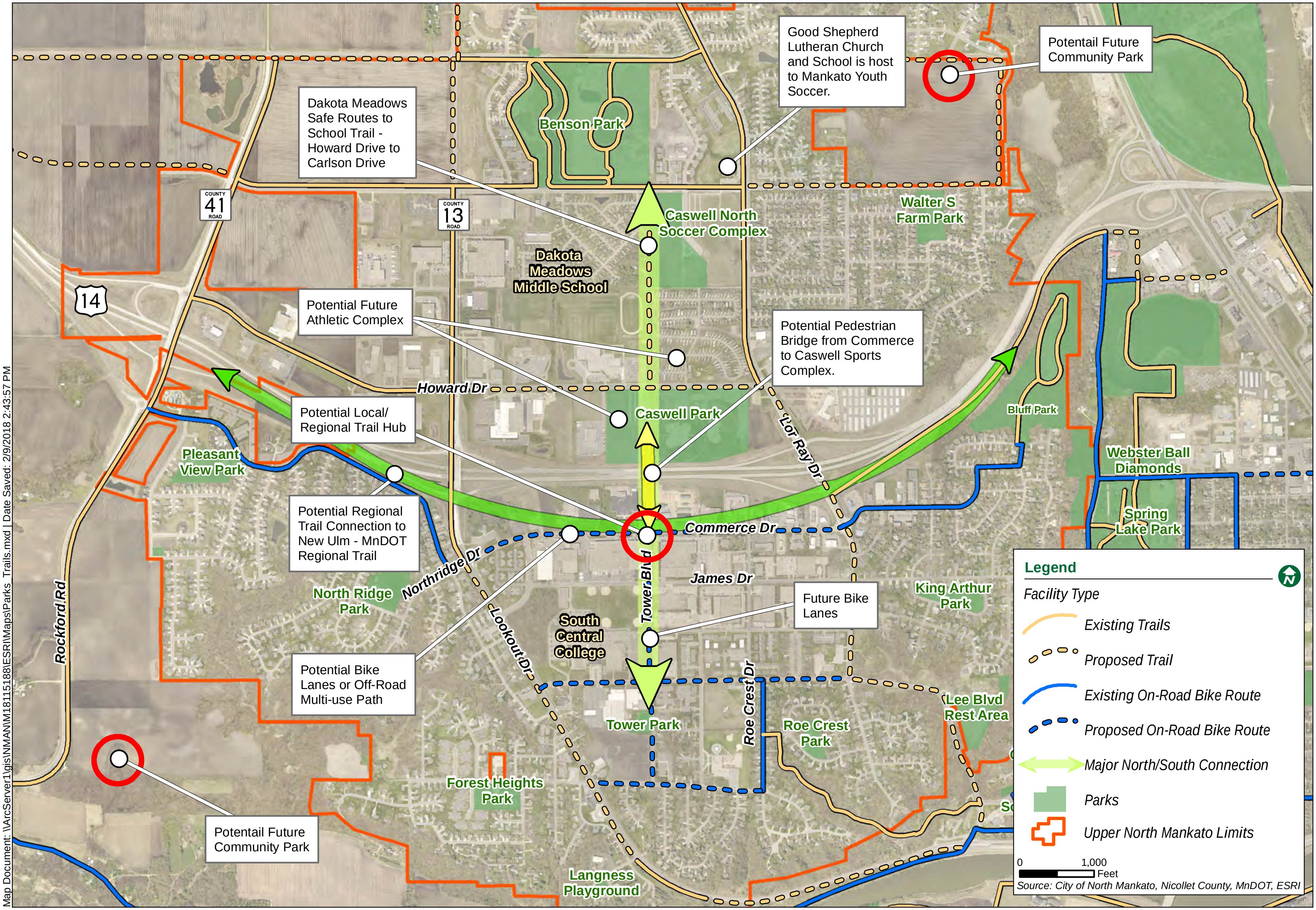


Figure 22. Caswell Sports Future Master Plan and Planned North/South Connections Including a Proposed Pedestrian Bridge over TH 14. *Source*: Created by ISG for the 2016 Economic Benefit Analysis of Caswell Park.

C. Future Trails

1. South of TH 14

Planned trails are illustrated in **Figure 23** for Lookout Drive and Lor Ray Drive that will enhance connections from Lower North Mankato to the Commerce Drive area. These trails would pass by numerous residential neighborhoods creating a safer, more inviting avenue for residents to travel on to access Commerce Drive services, for exercise, or to access surrounding recreation. Whether bike lanes,an off-street multiuse trail, or a separate pedestrian bridge is pursued, planned facilities on Commerce Drive will connect to these amenities. The Bluff Valley View was recently constructed providing recreation opportunities and a connection between Upper and Lower North Mankato. This ties into on-street bicycle facilities existing on Commerce Drive east of Lor Ray Drive and on Lake Street in Lower North Mankato. Planned facilities on Commerce Drive west of Lor Ray Drive will tie into this trail, further enhancing system range and connectivity.



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Over TH 14 and North

As stated in the Comprehensive Plan, the City lacks north and south bicycle and pedestrian connections across TH 14 in some areas. The City's pursuit of a pedestrian bridge over TH 14 (illustrated in **Figure 22** and described in **Section V**) is a major key to a strong, north/south linkage in Upper North Mankato. With on-street bicycle facilities planned on Tower Boulevard and Safe Routes to School trails planned, one could travel seamlessly from Marie Lane in the south to Benson Park in the north and continue along those trails with access to existing facilities on CR 41 and planned facilities north. This route would take users past several recreation facilities including fields at South

Central College, Caswell Park, Dakota Meadows fields, Caswell North Soccer Complex, Benson Park, and the Good Shepherd Lutheran Church and School fields.

Future Regional Connections

> ***"…Commerce Drive could become a hub for local and regional trail connections and strengthen its position as a destination…"***

As mentioned previously, MnDOT has inquired with the City of North Mankato about the potential for locating a regional connection to New Ulm along TH 14. The City would like to divert this connection from TH 14 onto Commerce Drive. If implemented, this regional connection would strengthen the network in Upper North along with the case for a pedestrian bridge. Commerce Drive could become a hub for local and regional trail connections and strengthen its position as a destination. This would undoubtedly attract unique businesses and increase the draw to the corridor and area recreation.

D. Parks and Trails, Goals, Objectives, and Policies

Goal 1. Expand parks, trails, and recreation facilities in close proximity to Commerce Drive.

Objective 1.1: Enhance parks and recreation facilities surrounding Commerce Drive

Policy 1.1.1: Pursue opportunities to build new athletic complexes north of TH 14 including an indoor facility to accommodate year-round recreation.

Policy 1.1.2: Continue to develop plans for additional community/regional parks in proximity to Commerce Drive to serve as area destinations.

Objective 1.2: Increase the number of trails surrounding Commerce Drive and ensure system connectivity to destinations.

Policy 1.2.1: Designate bike routes on Tower Boulevard, Lee Boulevard, and Marie Lane as identified in the Complete Streets Plan.

Policy 1.2.2: Construct on-street or off-street trails consistent with the Complete Streets Plan along Lookout Drive and Commerce Drive.

Policy 1.2.3: Complete a major north/south trail connection in Upper North Mankato by incorporating a pedestrian bridge over TH 14 between Commerce Drive and Caswell Park.

Objective 1.3: Foster local and regional trail connections.

Policy 1.3.1: Work with MnDOT to integrate future trail facilities on Commerce Drive and the TH 14 trail with a regional trail connection to New Ulm.

Policy 1.3.2: Establish Commerce Drive as a hub for local and regional trail connections.

VII. AREA DESIGN

Commerce Drive is often viewed as an area lacking design consistency. Participants in the visioning process expressed that the corridor could offer much more than it does today and asked what options exist to enhance buildings and the streetscape. Commerce Drive is not a downtown "Main Street" environment and wasn't planned to be. Buildings are on large lots and are set back from the roadway enough to accommodate large parking lots and on-site vehicle circulation. The corridor in its current state could be characterized as very "auto-oriented" in design. This is evident as strip malls, a gas station, and industrial buildings are located here.

Figure 24. Commerce Drive retail showing large lots and set back buildings. *Source:* Google Earth.

Stakeholders and citizens alike would like to improve the character of the corridor by creating more cohesive, themed design. The following includes what exists on Commerce today and strategies for enhancing design.

A. Buildings

1. Existing Building Design

Several participants in the visioning process expressed concerns at the lack of cohesive design features among buildings on Commerce. Some of the structures are aging and exhibit little architectural significance. This is especially true for industrial uses toward the western end of the corridor that have facades dominated by vast walls of concrete and receiving bay access for heavy trucks.

No building design guidelines exist other than regulations provided through the city's zoning ordinance. Stakeholders and citizens would like to see businesses take control of design features of their buildings, remodeling facades and properties to meet some level of cohesive design.

Figure 25. A wide variety of building types on Commerce Drive. *Source:* Google Maps

2. Building Design Opportunities

Potential improvements to building design discussed in the visioning process included façade improvements to create more attractive storefronts, improved exterior building finishes, updated signage and awnings, and taller buildings as part of new development and redevelopment projects. Specific architectural features were not mentioned in discussion.The goal would not necessarily be uniformity, but a generally more updated, inviting, and well-maintained exterior.

Some avenues have potential to assist business/property owners with building/façade improvements. During the Belgrade Avenue Master Plan process, the city began developing the Redevelopment Deferred Loan Program for its business districts. This program would grant deferred loans to businesses providing up to 50% of the costs of exterior rehabilitation to buildings (not to exceed $25,000). This program could be established if there is interest among business and property owners to pursue improvements.

Another avenue could be the establishment of a Special Service District (SSD). Businesses could contribute to the improvement, management, and maintenance of the commercial district collectively through the establishment of a SSD. Contributions would be in the form of a service charge or other property tax that would provide a steady revenue stream for a variety of improvements. Many SSDs exist in Minnesota cities including Mankato, New Ulm, and Duluth, to name a few.

Investments in building aesthetics could improve the character of the corridor which could contribute to area draw, potentially increase customer flow, and further establish Commerce Drive as a destination.

B. Streetscape

While the City has limited control over the aesthetics of existing buildings, it has a significant opportunity to improve the public realm through investment in improved streetscape. This can provide more of a sense of cohesiveness and consistency along the corridor. Additionally, it can set the stage for private investment in property construction and renovation, by demonstrating that the corridor is a priority for investment.

1. Existing Streetscape

Commerce Drive has sidewalk along the entire south side of the corridor as well as on the north side between Lor Ray Drive and Roe Crest Drive. These sidewalks are bordered by grass boulevards on both sides with the occasional tree, light pole, or sign. Much of the southern sidewalk is only 4-feet wide, which is lower than the typical City standard. The area generally lacks bicycle and pedestrian amenities. Stakeholders and citizens discussed a key to enhancing the pedestrian realm and creating more of a destination on Commerce Drive would be to

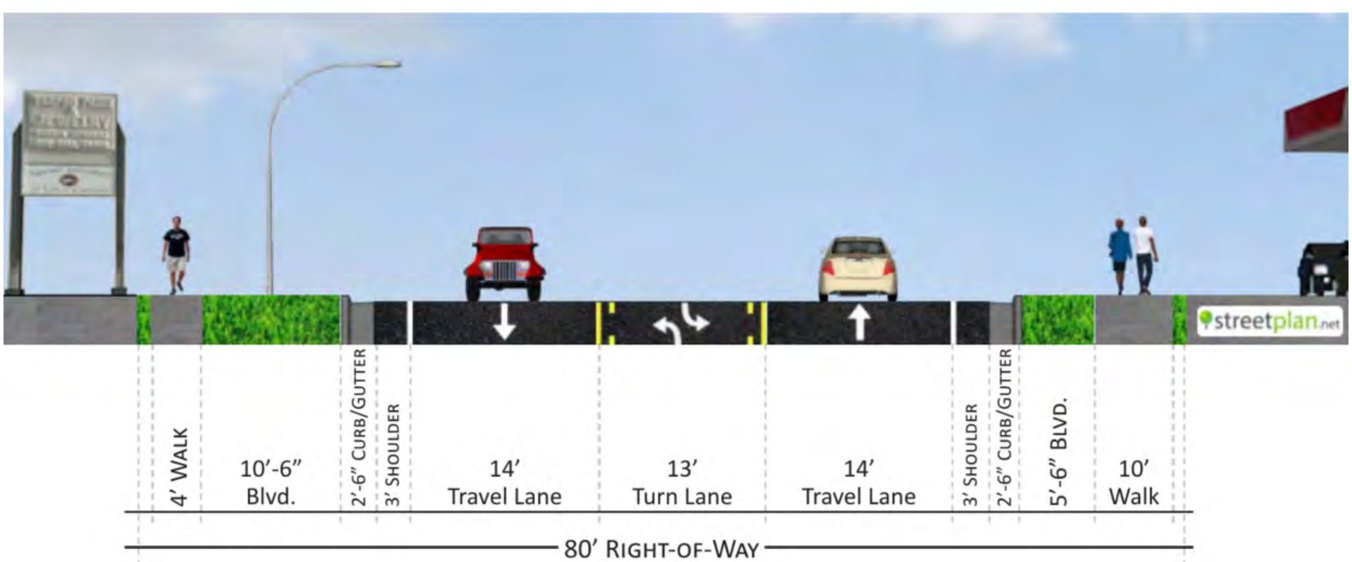


Figure 26. Illustrated typical section of Commerce Drive today. *Source:* Streetplan.net

enhance the streetscape. **Figure 26** represents a typical section of Commerce Drive looking west on the corridor today.

A comprehensive strategy for streetscape improvement and beautification incorporates elements such as sidewalks, crosswalks, lights, trees, planting beds, trash receptacles, decorations, and benches help to establish a balanced and attractive mix of amenities along a corridor. A lack of these amenities could make it difficult to establish Commerce Drive as a destination in the community. Existing conditions with narrow sidewalks, perceptions of dangerous pedestrian crossings, and a lack of character and cohesive design provide more of a deterrant than an attraction. However, it is also important that the level of streetscape design not exceed what can be well maintained on an ongoing basis in a cost effective manner.

2. Streetscape Opportunities

The pending Commerce Drive street resurfacing project presents opportunities for streetscape enhancements to happen in the near term. The streetscaping initiatives outlined in this Commerce Drive Area Development Plan will inform the design portion of that effort. Visioning participants identified a host of potential streetscape elements they would like to see that could improve the character and sense of place of Commerce Drive. These are as follows (further defined on *Page 4*):

Figure 27. A common scene among sidewalks along Commerce Drive showing few streetscape amenities. *Source:* Google Maps

Area branding including:

- Banners
- Gateway Structure
- Wayfinding Signage

Street Beautification including:

- Enhanced/Decorative Lighting
- Planters
- Trees
- Public Art (*in line with the City of North Mankato 2017 Public Art Ideas Plan)*

Enhanced infrastructure including:

- Wider Sidewalks
- More/Safer Pedestrian Crossings

Public gathering space including:

- Benches/Seating Areas

Figure 28 illustrates a typical section of Commerce Drive with an 8-foot multi-use trail on the south side of the corridor. **Figure C.2** in **Appendix C** provides a plan view rendering of the streetscape with the multi-use path. This rendering includes realignments of property access for future consideration that could reduce conflicts among vehicles and pedestrians making accessing properties more smooth and walking on sidewalks safer. Access realignments shown are purely conceptual. The city understands that closing access to properties is sensitive and doesn't intend pursue closures without negotiations with property owners who support the changes and are willing to work with the city to better the corridor. **Figure C.1** in **Appendix C** illustrates recommended access closures and realignments as well.

The following pages provide an overview of streetscape elements and how they could be applied to Commerce Drive. While all streetscape aspects are expected to be located corridor-wide, there may be some enhanced treatments in the commecial area, particularly in terms of planters, branding and wayfinding, and site amenities. A lower level of streetscape treatment may be appropriate for the western end of the corridor, since there is likely going to be less pedestrian traffic due to the mix of uses there.

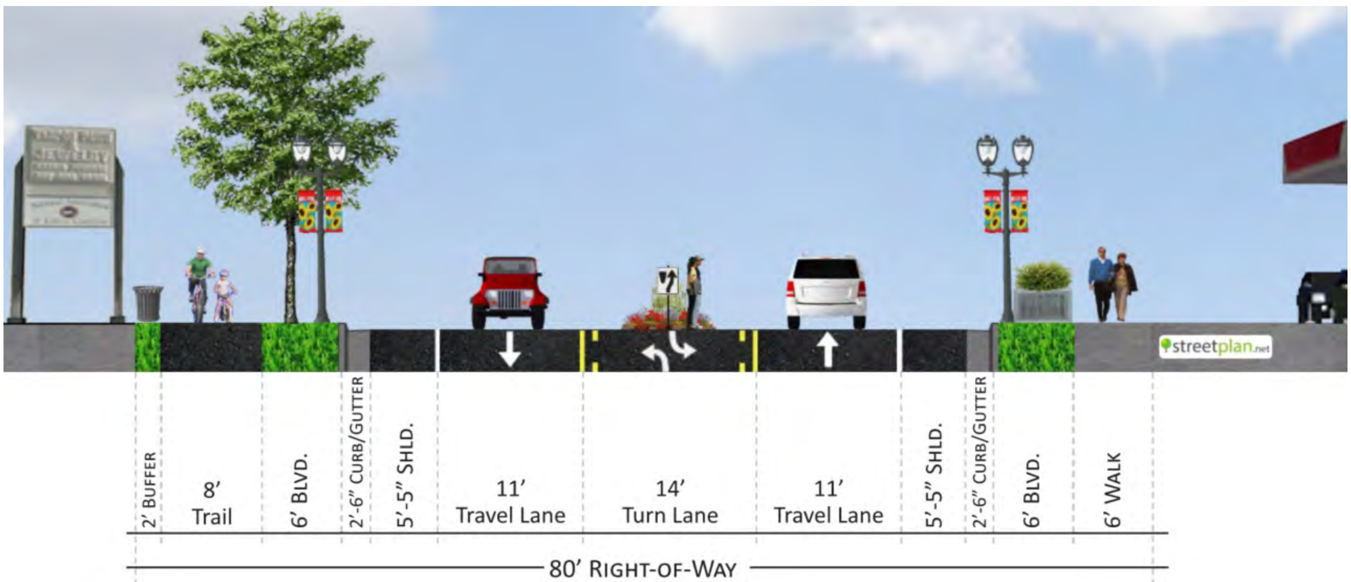


Figure 28. Illustrated potential typical section of Commerce Drive with a multi-use path, pedestrian refuge, and streetscaping amenities. *Source:* Streetplan.net

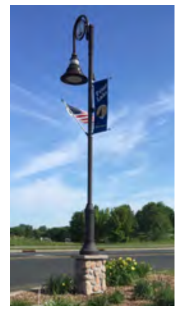
Corridor Enhancement Opportunities Streetscape Elements

Wider Sidewalks & Multi-use Trail

Sidewalk and trails are an essential eleme t in a street profile and, in ac ordance with ADA accessibility guidelines and best practices, should be p ovided on all streets in urban areas. Pedestrian connectivity and the walkability of a community has been shown to have a positi e impact on land values and the desirability to live and work in an area. Sidewalks should be 6-feet minimum in width and multi-use t ails, 10-feet. Pedestrian routes should be bu ered from traffic wh e possible.


Enhanced Lighting

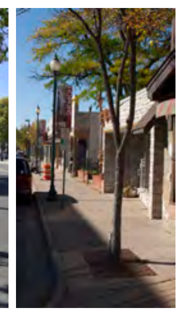
Lighting ontributes to safety, function, and cha acter of a roadway. "Typical" roadway lighting functions as safety measure to illuminate and improve visibility of all users at intersections and c osswalks. Enhanced lighting includes pedestrian-scale lighting with po ential ae thetic treatments which contribute to the character and brand of a community.



Street Trees

Planting t ees in the public right-of-way have several benefits in addition o their ecological importance. Large mature street trees are found to be the most important indicator of att acti eness in an area. Property values, energy costs savings, and perception of s fety have all been shown to increase along tree lined streets. Several considerations - including utility onflicts, sig t-lines, and pollutants - need to be taken into account when locating trees along a roadway.





Planters/Planting Areas

Plant material contributes to local character, traffi calming, and pedestrian-scale enhancements. These areas can be at-grade, raised, or in moveable planters. They can be located in the boulevard or behind the back of walk. Ongoing maintenance needs, pollutant exposure and sight-lines are all considerations th t need to be taken into account when identi ying location of pla ting areas and the plant material itself.



Branding & Wayfinding

Developing a consistent look, or brand, of a neighborhood or community contributes to the creation of a unique sense of place, arrival, and of community. Wayfinding hel s to guide residents and visitors to local and regional destin tions and is o en incorporated within a branding package. Directional signa e, gateway structures, banners and site furnishings are all elements that can contribute to a community brand.


Site Amenities (Benches, Waste Receptacles, etc.)

Benches, waste receptacles (trash and recycling), bicycle racks, bicycle fixit tations, and bolla ds are all examples of site amenities. These eleme ts contribute to user-experience and corridor character. Groupings of site amenities ~~of~~ occur t intersections or athering spots.



Corridor Enhancement Opportunities
(Continued)

Additional Pedestrian Crossings with Refuge

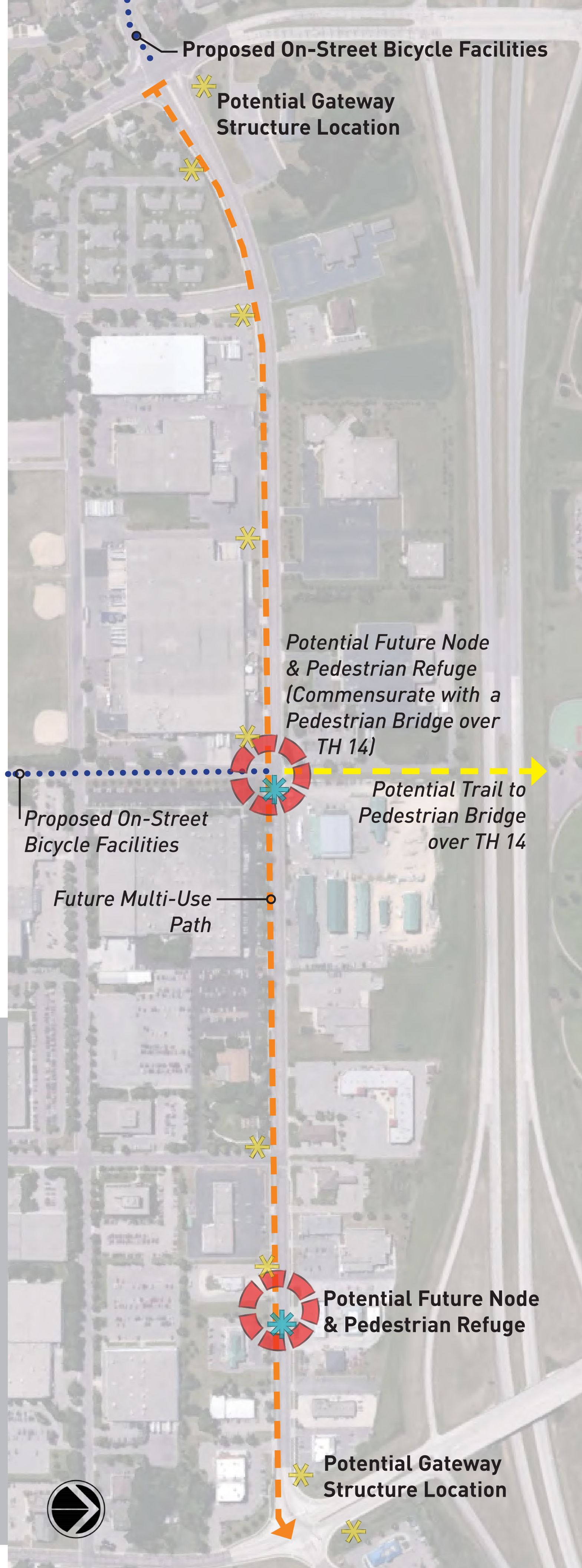
Marked pedestrian crossings can improve the walkability of an area and increase driver awareness of pedestrians in the roadway. Choosing the appropriate locations and number of crosswalks increases pedestrian safety and driver yield rates. Including a pedestrian refuge will further increase pedestrian safety by providing two-stage crossings where the pedestrian only needs to focus on one direction of t affic t a time

Gateway Structures & Public Art

Gateway structures and public art contribute to placemaking and a community's character. These elements can be used to mark the transition i to an area with slower speeds as well as bring out the unique culture and history of a place.

What is a 'Node?'

A node is a place where people gather. This o en occurs at the intersection of t o or more paths of travel. A widening of the sidewalk and a concentration of si e amenities a e common design features of a node along a roadway.



C. Area Design Goals, Objectives, and Policies

Goal 1. Incorporate design features that enhance the character and safety of Commerce Drive, creating a destination.

Objective 1.1: Encourage business/property owners to pursue opportunities to improve building exteriors and enhance area design.

Policy 1.1.1: Consider the establishment of a City of North Mankato Redevelopment Deferred Loan Program to fund façade improvements.

Policy 1.1.3: Consider establishing a Special Service District (SSD) in which business/property owners collectively could contribute to the improvement, management, and maintenance of the commercial district.

Objective 1.2: Create a safe and inviting streetscape along Commerce Drive.

Policy 1.2.1: Enhance multimodal accommodations on Commerce Drive by providing wider sidewalks, bicycle lanes, and/or a multi-use path that will better serve all users of the corridor.

Policy 1.2.2: Improve the safety of pedestrian crossings by providing pedestrian refuge islands or medians, upgraded signals, and/or improved signage where appropriate.

Policy 1.2.3: Incorporate streetscape amenities such as enhanced pedestrian scale and roadway lighting, public art, street furniture, planters, trees, etc. that will improve the character of the corridor.

Policy 1.2.4: Incorporate branding (i.e. banners, gateway structures, wayfinding signage, etc.) along the corridor to foster identity and sense of place.

Appendix A – Public Involvement

A.1 – Stakeholder Visioning Meeting Summary

Commerce Drive Area Development Plan
Stakeholder Visioning Meetings
November 14 & 15, 2017

CITY OF NORTH MANKATO

North Mankato Fire Station #2
Howard Drive, North Mankato

BOLTON & MENK
Real People. Real Solutions.

Summary of Meetings

Purpose:

The purpose of the Commerce Drive Area Development Plan Stakeholder Visioning Meetings was to solicit feedback from business/property owners along the corridor regarding their vision for the future of Commerce Drive and understand current issues and concerns.

Attendees:

Meeting #1 – November 14th @ 1:00pm	
Name	**Organization**
Kory Ness	Lloyd Lumber
Tom Neubert	Lloyd Lumber
Dave Raasch	Lloyd Truss
Teresa Pratt	Pratt, Katzke & Associates
Matthew C.	Thin Film Technologies
Dave Giefer	Wis-Pak
Tim Hartwig	Peace Lutheran Church
Mike Fischer	North Mankato, City Planner
Courtney Kietzer	North Mankato, Planning Analyst
Matt Lassonde	Bolton & Menk, Inc., Transportation Planner
Meeting #2 – November 15th @ 6:00pm	
Name	**Organization**
Cherrie Metcalf	Indulge Salon & Tanning
Tiffany & Nick Ward	Indulge Salon & Tanning
Todd Kruse	Wenger PT
Jason Tompkins	Ignition Fitness
Troy Diedrich	South Point Financial
Wade Becker	Big Dog Sports Café
Tony Jones	Commerce Auto – Express Care
Mike Fischer	North Mankato, City Planner
Matt Lassonde	Bolton & Menk, Inc., Transportation Planner

Meeting Format and Materials Presented:

At each meeting, participants were placed in two groups to facilitate discussion. A presentation began at the beginning of the meeting to provide information on the development of the plan and why participants were asked to attend. The presentation utilized Poll Everywhere, an interactive tool that solicits feedback from groups through smart phones responses and display answers immediately on the presentation screen. The feedback received during the two meetings were combined and the results can be seen at the end of this summary document.

The following is a summary of the presentation:

- Introductions
- Purpose of the Commerce Drive Development Plan
- Guiding Principles
- Area Context and Plan Components
- Visioning
- Next Steps

Each table had a large aerial image of the planning area to reference and write concerns on through the duration of the meeting. Boards containing existing and future land use in the planning area were also on display.

After generating ideas for the future of Commerce Drive through the presentation, participants were asked to speak among small groups and answer questions to facilitate discussion. Groups were then asked to report small group answers to the larger group. Responses were documented in the front of the room during the discussion so that participants could see topics displayed.

Comments Received:

Audience Polling Question Response:

The following questions and answers reflect the results of participant feedback from both meetings.

1. Participants were asked if Commerce Drive should have a business association. This was to gage interest among participants and provide them with an open line of communication on this topic. 55 percent of those who attended responded “yes”, 45 percent responded “not sure.” None of the participants responded with “no.”

2. What describes your vision for sidewalk and trail connections to and from Commerce Drive?
   - Wider sidewalks and safety for walkers. Lots of walkers at lunch
   - Improved sidewalks with updated lighting, significant foot traffic along this street. No bike trail along this street.
   - At least sidewalks on both sides of Commerce.
   - Wider sidewalks for bikes & walkers on both sides
   - Sidewalk both sides of the road
   - Wide sidewalks for multi-use and more crosswalks for pedestrians.
   - Safe walk ways for kids
   - Wider side walk

- Family friendly crosswalks + sidewalks encouraging walking/biking
- Crossing, and sidewalks on both sides of street

3. What concerns do you have regarding existing pedestrian/bicycle movement on the corridor?
    - No concern
    - There is a fair amount of people crossing by Keim Trip. I feel most have been careful
    - See people struggling to cross north/south near Roe Crest.
    - Lack of crosswalks
    - Sidewalk on north side is too close to the street. Mostly a problem during the winter with the snow

4. What beautification/place-building amenities would you like to see integrated into the streetscape along Commerce Drive?
    - No concerns. I don't see Commerce Dr as a hangout
    - Gateway
    - Benches, improved lighting
    - Benches
    - Holiday decor when appropriate
    - Areas for sitting with planters for people to rest or take breaks.
    - Enhanced lighting, Welcoming Feel, Flowers
    - Places to sit when walking. Planters, benches
    - Benches in larger corners, lighting
    - Welcome signs for North Mankato/Commerce. Trees, flowers, benches, art along the highway.

5. Participants were asked to submit words they would use to describe Commerce Drive today. The following graphic illustrates terms collected:

6. Participants were then asked to submit words reflective of their vision for the future of Commerce Drive. The following graphic illustrates terms collected:

Verbal Comments:

Participants were asked to discuss questions among small groups and report back to the larger group. The following represents questions asked and verbal comments shared through that process:

1. **What would you like to see Commerce Drive have in 10 or 20 years, in terms of:**
    a. **Housing**
    b. **Businesses**
    c. **Streetscape/character**
    d. **Amenities**

Housing –

- In terms of housing opportunities along Commerce Drive, several suggested that opportunities for additional residential uses are limited. Some suggested that they would welcome residential if it were included in future mixed-use redevelopment. Most acknowledged that primary uses along Commerce are Commercial and Industrial and that residential doesn't fit. Some expressed excitement about the potential for residential options being offered.

Businesses –

- All agreed that adding more businesses is desirable along Commerce Drive. Some suggested they would like to see the strip malls be filled with businesses that are thriving and also would like to see vacant properties filled with more buildings and niche businesses. Potential larger businesses discussed include another "sit down" restaurant (a place to bring clients), a grocery store similar to a food co-op, and a hotel.
- Some would like to have greater control over business signage suggesting that less stringent rules could allow for better advertisement for businesses. Business flow along the corridor was also discussed. Participants wished to have businesses be visible and support/complement each other.
- Participants discussed the split between commercial and industrial uses stressing that it is important to get businesses representing all uses on board with changes to Commerce Drive and that a strong partnership is necessary.

Streetscape/Character –

- Several participants expressed a desire for beautification along the corridor to increase appeal. This could include street furniture, lighting enhancements, and enhanced décor along the street during the holidays. As seen in the presentation feedback, several would like wider sidewalks and potentially a wider, multi-use path used by both bikers and pedestrians. Enhanced lighting was mentioned several times as not only a design feature but also for safety reasons.
- Many commented that building design is non-cohesive suggesting buildings could use some measure of design guidance to adhere to. Mike Fischer asked, "if design guidelines were instituted, would businesses be interested in grant/loan funding opportunities for façade improvements?" Some showed interest in this. Participants did acknowledge that Commerce Drive will likely never be a Main Street type business district where buildings front the side of the street and historic character abounds. However, they mentioned some common design theme is desirable among buildings.
- A pedestrian friendly atmosphere was also desired. Some questioned where a gathering space could be created on Commerce. One participant suggested the addition of a food co-op setting similar to the St. Peter Food Co-op where people can gather and become more health conscious.
- Street art was also mentioned as a possibility moving forward.

2. **What are needs the community has that could be filled on Commerce Drive**
    - The group agreed that Commerce Drive provides service to the surrounding area residents but would like to expand to attract others and create a destination. This could be linked to attracting more of a visitor crowd from Caswell Park during tournaments, providing connections to trails and facilities, and offering events to draw people in.

3. **Where are the biggest opportunities for Commerce Drive moving forward?**
    - All agreed that the ideas for streetscaping, pedestrian enhancements to infrastructure and connections, and more business opportunities were desirable and should be pursued.
    - Many see opportunity in vacant lots and underutilized lots for potential redevelopment in the area. Specific properties were discussed as being underutilized where there are vacant storefronts or dilapidated buildings.
    - One participant suggested that the South Central College is an untapped resource. The group began to discuss that access from the college could be enhanced or other measures taken to draw students and faculty to Commerce Drive to utilize businesses.
    - Participants acknowledged that 11,700 vehicles per day on the eastern end of the corridor is healthy for business.

4. **Are there problems or challenges in the area that need to be addressed?**
    - Participants were concerned with parking for potential events that could be held in the area arguing that people attending events would have to park several blocks away. Some mentioned the idea of having centrally located parking for this purpose.
    - There was also discussion of lots being deep, locking up vacant land that could be better utilized if access was created.
    - Various traffic concerns were expressed including the application of a roundabout at the Lor Ray/Commerce Drive intersection. The first group were adamantly opposed to this idea while the second group expressed a strong desire to see this happen. The latter

cited traffic back-ups along Commerce due to the long traffic light timing at the intersection. Some would also like to see turn lanes along the corridor for better traffic control. Others commented that there are a lot of access locations and it seems to cause issues.

- Discussions arose considering heavy truck traffic. Members of Wis-Pak and Lloyd Lumber discussed how heavy trucks access their facilities. All mentioned that trucks use both Lor Ray and Lookout equally, coming from US Highways 14 and 169. Commercial establishments on the eastern portion of the corridor agreed that redirecting heavy truck traffic from their area could have some benefits especially if pedestrian atmosphere enhancements will be a part of the plan recommendations. Those who generate heavy truck traffic mentioned that they could work with businesses and authorities to reroute heavy truck traffic to the Lookout Drive access. Matt cautioned that some analysis of that scenario should be completed as causing more truck traffic on the west side may have adverse effects on that area. This will be explored as part of the planning process. One participant asked if trucks could be rerouted to James Drive via Commerce Lane.
- Businesses were interested in tapping in tapping into high traffic volumes on Highway 14 asking how they might be able to divert those traveling the trunk highway onto Commerce to utilize services.
- Many children are observed riding and walking along Commerce before and after school and during the summer months. Participants raised concerns regarding children's safety as they are seen crossing the street often. One mentioned, and others agreed, traffic volumes and vehicles turning in and out of businesses seems unsafe for all users of the sidewalks.

A.2 – Area Resident Visioning Meeting Summary

Summary of Meetings

Purpose:

The purpose of the Commerce Drive Area Development Plan Public Visioning Meetings was to solicit feedback from citizens who have interest in the future of Commerce Drive and understand current issues and concerns.

Attendees:

Meeting #1 – November 28th @ 6:00pm	
Name	**Organization**
Delaina Ward	Resident
Matthew C.	Thin Film Technologies
Dick Cashman	Resident
Tiffany Ward	Indulge Salon & Tanning
Matt DuRose	Resident
Matthias Leyrer	Resident
Ryan Swanson	Resident
Scott Weilege	Weilege Advisory Group
Meeting #2 – November 29th @ 1:00pm	
Name	**Organization**
Joel Heitner	Southpoint Financial Credit Union
Jason Tompkins	Ignition Fitness
Matt Merrick	Ignition Fitness
Maryann Nelson	North Mankato Animal Hospital
Leah Mahoney	Statewide Health Improvement Partnership (SHIP)
Project Staff and Elected Officials Present at Both Meetings	
Katie Boon	Public Engagement Consultant
Mark Dehen	City of North Mankato, Mayor
Mike Fischer	City of North Mankato, City Planner
Courtney Kietzer	City of North Mankato, Planning Analyst
Matt Lassonde	Bolton & Menk, Inc., Transportation Planner

Meeting Format and Materials Presented:

At each meeting, participants were placed in two groups to facilitate discussion. Each table had a large aerial image of the planning area to reference and write concerns on through the duration of the meeting. Participants were asked to discuss what they like and don't like about Commerce Drive today among tables and report back to the larger group. They were then asked to discuss what they would like to see in the future and report back to the group. Responses were posted on the wall in the front of the room so that participants could view responses.

Comments Received:

Participants provided the following feedback:

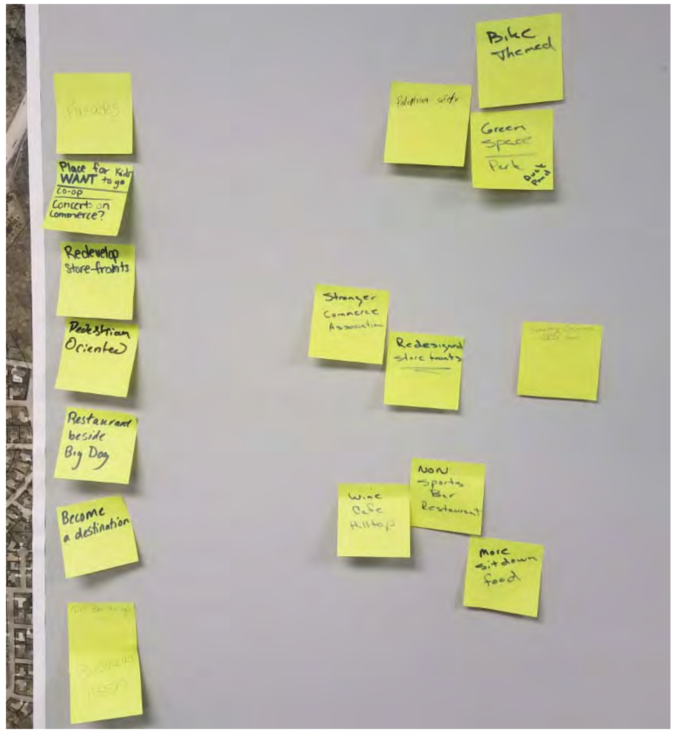
Commerce Drive Today:

- The area has aging street and building infrastructure
- Commerce Drive is a great place for area resident's to access services. The drive to Mankato is too long and not convenient. Commerce fills that gap.
- Some questioned why retail isn't thriving currently. "What is missing?" Many discussed businesses aren't visible enough while driving along the corridor as well as from Highway 14. Questions arose as to whether or not there is a "recipe" for the right business combinations that could be implemented on the corridor. Some mentioned the strip mall is not well utilized, buildings are hidden and signage is an issue.
- The area has traffic and road issues. It's difficult to turn anywhere along the corridor to access businesses. Access is excessive and terrible. Some feel that this environment deters people from visiting this area.
- The area seems dangerous for children walking and riding bikes. Crossings are dangerous. No cars stop at the crossing at the Roe Crest Drive intersection.
- Some mentioned bike lanes could be a disaster while others suggested they could be awesome and are needed.

Commerce Drive in the Future:

- There was consensus on Commerce becoming more of a destination that is pedestrian oriented. Better connections to Caswell Complex and Highway 14 Trail were desired. Wider sidewalks were also mentioned.
- Various vacant lots should be developed to include businesses that create the destination; businesses that draw customers. Some would like to see craft businesses, a coffee shop, a wine shop, a food co-op type grocery store that could be a destination, and a restaurant. Many said there are not enough places to eat. They suggested a nicer "sit down" restaurant be located on Commerce Drive. Some would like to see outdoor seating with planters along the corridor and at eating establishments. Some mentioned a "St. Peter like" food co-op while other mentioned an Aldi's or Trader Joes type establishment along the corridor.

- Branding in the area was discussed to provide a common theme. Participants questioned if this could be an answer to liven up the area. What could bring more people here?
- Closing accesses could solve some issues and make visiting the businesses in the area more desirable.
- Grade separated pedestrian crossings were mentioned while others suggested some sort of pedestrian flasher at the crossing. Some also suggested lighting on stop signs could improve safety in the area.



- One participant recommended the establishment of a marketing plan for Commerce Drive. Business representatives present supported the idea of an association among businesses.
- Most would like to see some improvements to area design among buildings and the street. This could be façade improvements or street beautification. Some would like to see taller buildings with nicer store fronts. Some expressed a desire for more of an uptown feel.
- Added green space for gathering such as a park would be a welcomed addition. A lot of people walk pets and use the area for exercise. This would also provide a place for employees to walk.
- Community event ideas on were mentioned such as Concerts on Commerce. Holiday decorations were also requested.

A.3 – Community Survey Results

COMMERCE DRIVE QUESTIONNIARE

The purpose of this survey is to solicit feedback from residents, businesses and property owners to help shape and form a vision that will guide the Commerce Drive Area Development Plan.

1. On average, how often do you travel on Commerce Drive?

- ○ Never
- ○ Less than once a month
- ○ 1-3 times per month
- ○ 1-3 times per week
- ○ Daily

2. When traveling on Commerce Drive, how likely are you to stop at one of the businesses?

- ○ Very likely
- ○ Somewhat likely
- ○ Very unlikely

3. Which businesses (if any) do you frequent the most on Commerce Drive?

4. In the next ten years (2028), what three words would you hope to use to accurately describe your vision for Commerce Drive?

5. To achieve your vision for Commerce Drive, which of the following actions will be important?
*Rank importance on a scale from 1 to 5 with 5 being the MOST Important.

	LEAST Important 1	2	Somewhat Improtant 3	4	MOST Important 5
Make Commerce Drive more walkable/bikeable.	○	○	○	○	○
Attract neighborhood serving retail & amenities (such as grocery store, coffee shop, etc.)	○	○	○	○	○
Improve connections between neighborhoods and Commerce Drive.	○	○	○	○	○
Promote a fresh image/brand for Commerce Drive.	○	○	○	○	○
Improve the parking experience for customers and visitors.	○	○	○	○	○
Encourage more nightlife, restaurants, create an entertainment niche.	○	○	○	○	○
Activate Commerce Drive with shops, events, restaurants, streetscape.	○	○	○	○	○
Provide better public transit.	○	○	○	○	○
Support/provide incentives to business start-ups and entreprenurs.	○	○	○	○	○
Improve way-finding signage for bikes, cars and pedestrians, and create gateways and directories.	○	○	○	○	○
Encourage more arts and culture, including public art.	○	○	○	○	○
Provide more outdoor greenspace.	○	○	○	○	○

6. If you could suggest one specific improvement to enhance Commerce Drive, what would that be?

7. What would you like to see happen in the Commerce Drive commercial corridors? (select up to 3)

- ☐ Mixed use development with housing
- ☐ More restaurants
- ☐ Restaurants with liquor licenses
- ☐ More retail
- ☐ Incubator space
- ☐ More public parking
- ☐ Streetscape improvements
- ☐ Facade improvements
- ☐ Outdoor dining
- ☐ Walkability
- ☐ Bike racks and bike lanes
- ☐ Other (please specify):

8. Which of the following BEST characterizes your primary interest(s) on Commerce Drive? (Please check all that apply)

- ☐ Commercial Property Owner
- ☐ Business Owner
- ☐ Resident
- ☐ Employee
- ☐ Student
- ☐ Visitor
- ☐ Other (please specify):

9. Please provide the zip code of your primary residence.

10. Age

- ○ Under 18
- ○ 18 to 24
- ○ 25 to 34
- ○ 35 to 49
- ○ 50 to 64
- ○ 65+

11. Gender

- ○ Male
- ○ Female

12. Race/Ethnicity

- ○ African American
- ○ American Indian
- ○ Asian or Pacific Islander
- ○ Hispanic/ Latino
- ○ White
- ○ Other:

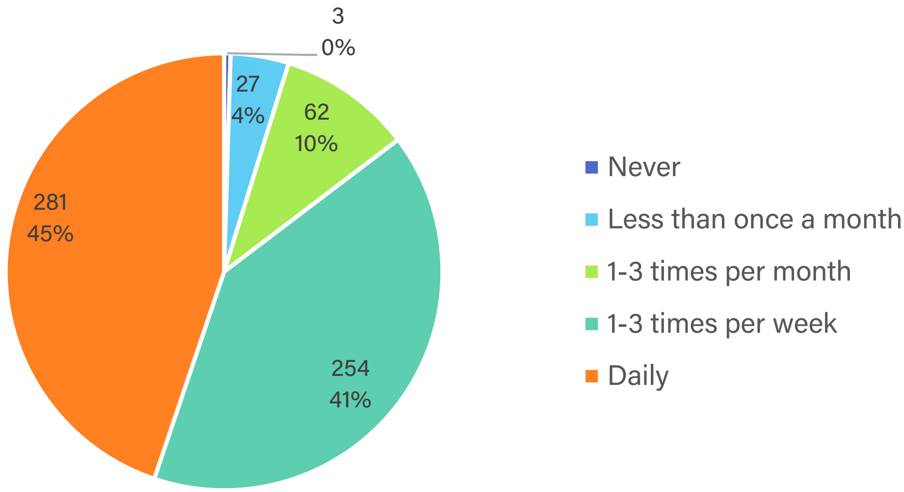
13. Annual Household Income

- ○ $24,999 or less
- ○ $25,000 to $49,999
- ○ $50,000 to $99,999
- ○ $100,000 to $199,999
- ○ More than $200,000

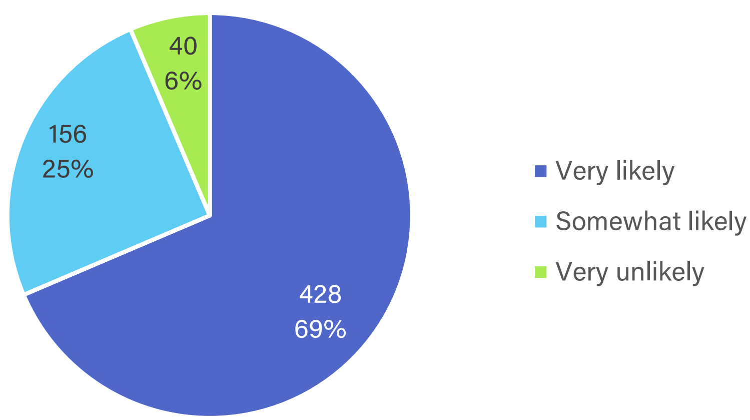
Please return this completed questionnaire to City Hall, the Taylor Library or complete it online at www.northmankato.com/commerce-drive-questionnaire.

Commerce Drive Questionnaire Results

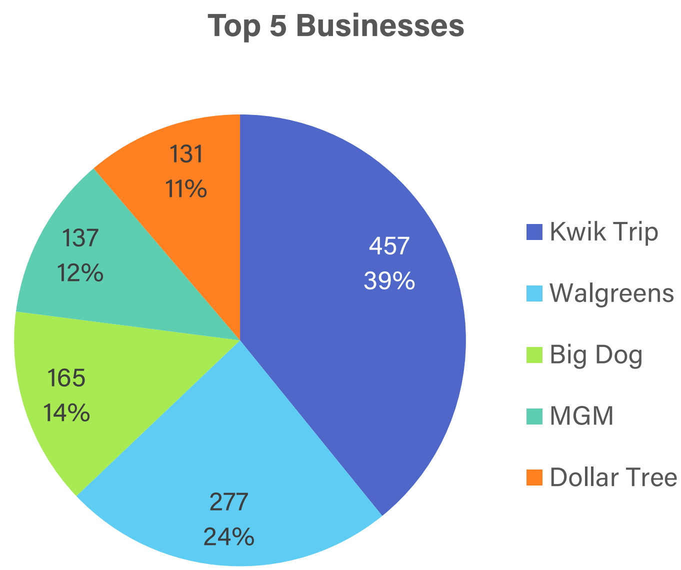
On average, how often do you travel on Commerce Drive?
(627 Responses)



When traveling on Commerce Drive, how likely are you to stop at one of the businesses?
(624 Responses)



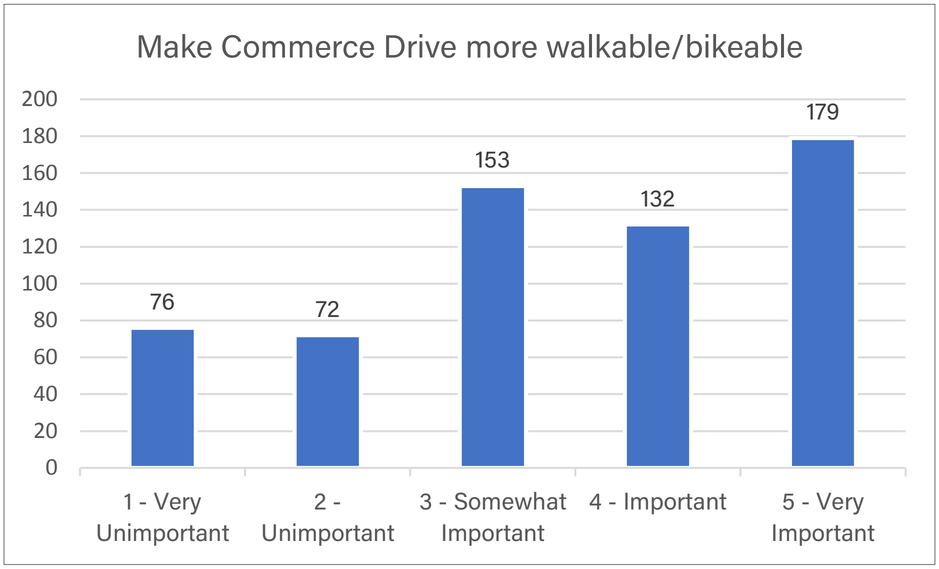
Which businesses (if any) do you frequent the most on Commerce Drive?
(585 Responses)



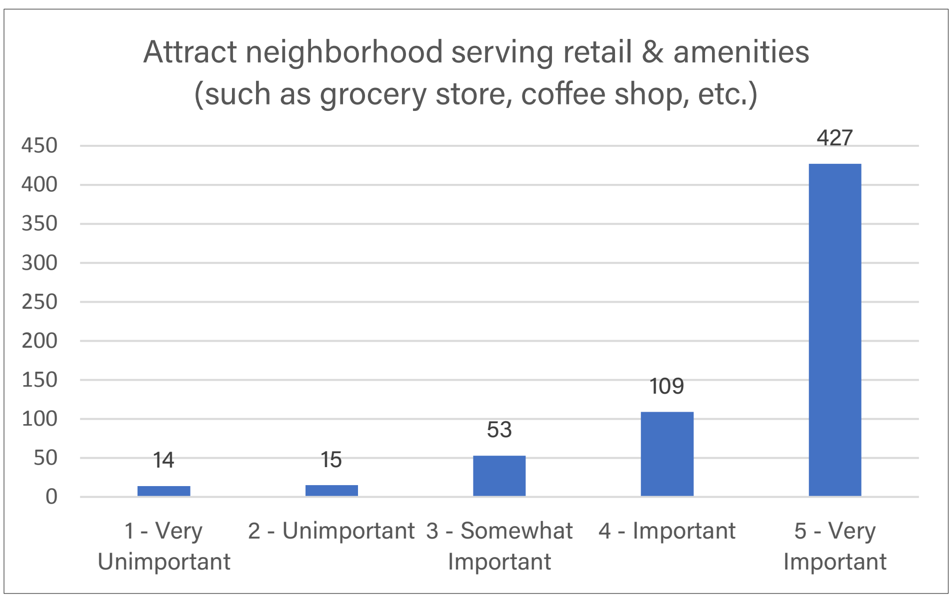
Other Responses			
Culver's	82	Shear Talent	5
Wells Fargo	78	Southpoint Financial Credit Union	5
Erbert & Gerberts	41	Austin's Auto Repair	4
Subway	41	Kitchenmaster, Klooster & Begalka	4
Commerce Drive Dental	28	Tip Top Tobacco	3
Pioneer Bank	26	Ignition Fitness & Sports	2
Indulge Salon	23	North Mankato Mortuary	2
Lloyd Lumber	23	Robyn's Nest Daycare Center	2
New 2 You Family Thrift	17	Back to Wellness	1
Serenity Nails	17	C&N Sales	1
Fantastic Sam's	15	City Drop Boxes	1
Snap Fitness	13	Creative Minds Early Learning Center	1
Express Care Auto Center	8	Edward Jones	1
New Great Wall	8	Jesus's Lambs at Peace Preschool	1
Golden Heart Child Care Center	7	Lindsay Windows	1
North Mankato Animal Hospital	6	Optivus Physical Therapy	1
Verizon Wireless	6	Southern Minnesota Martial Arts	1
Vero's Tacos	6	State Farm	1
Frandsen Bank	5		

In the next ten years (2028), what three words would you hope to use to accurately describe your vision for Commerce Drive?

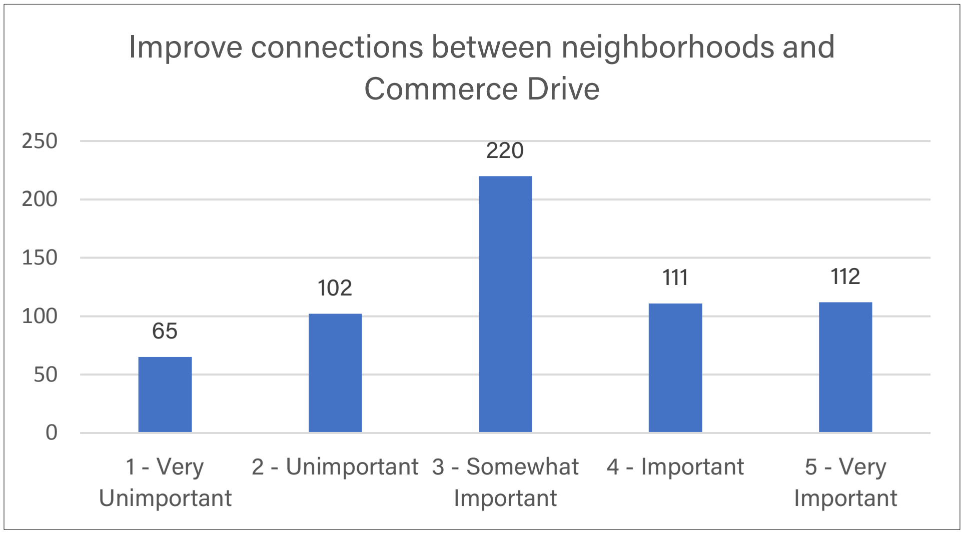
To achieve your vision for Commerce Drive, which of the following actions will be important?



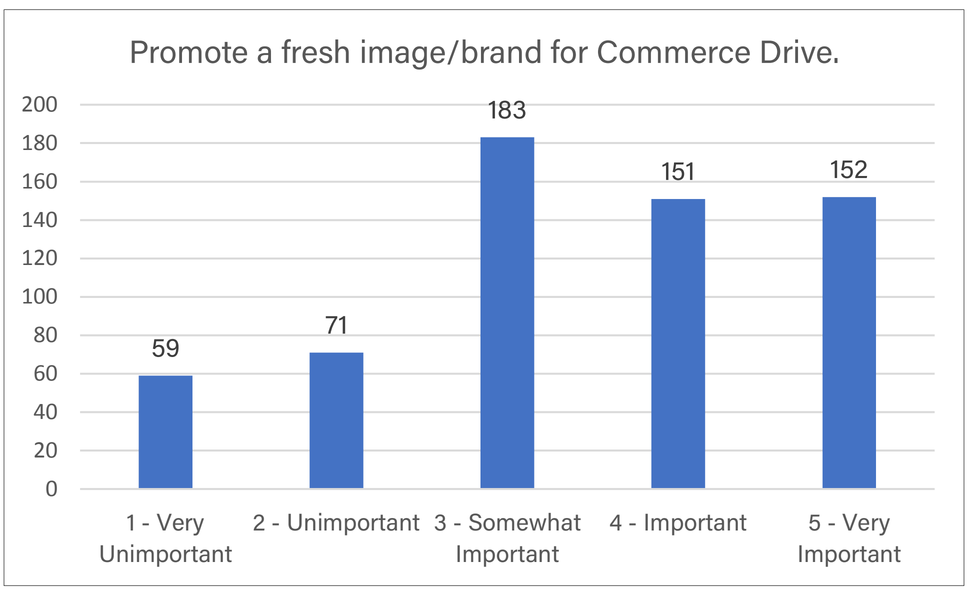
(612 Responses)



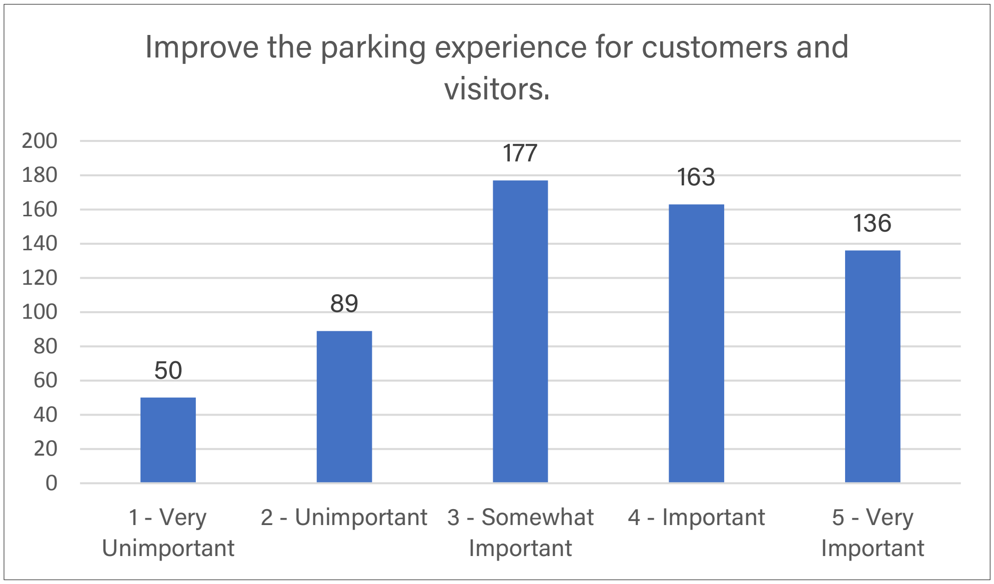
(618 Responses)



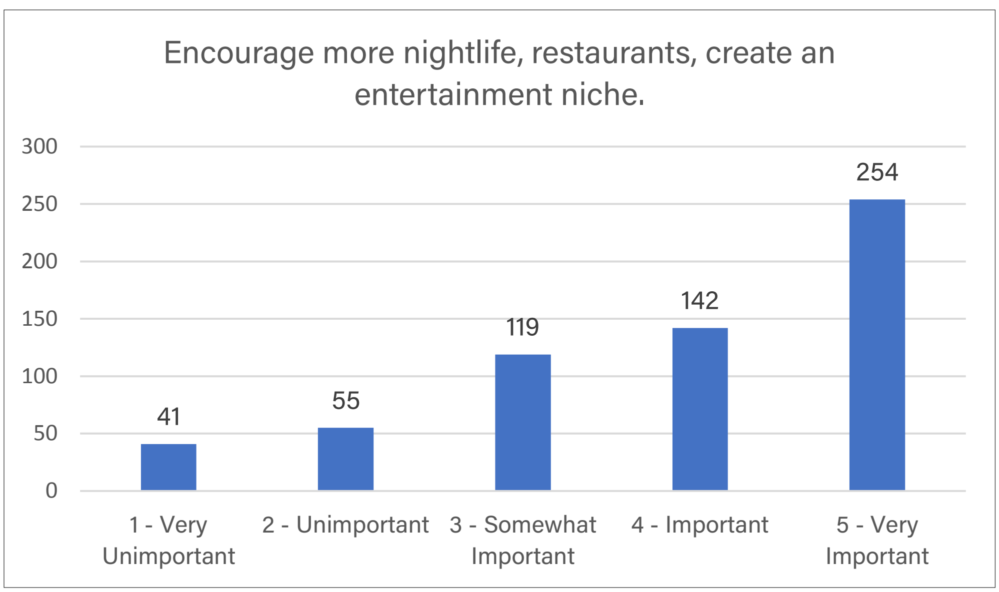
(610 Responses)



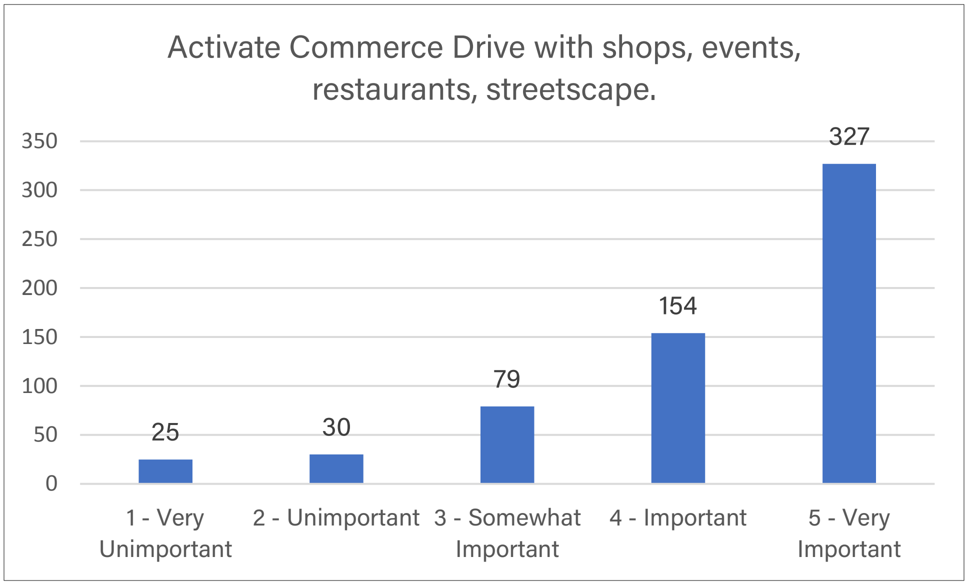
(616 Responses)



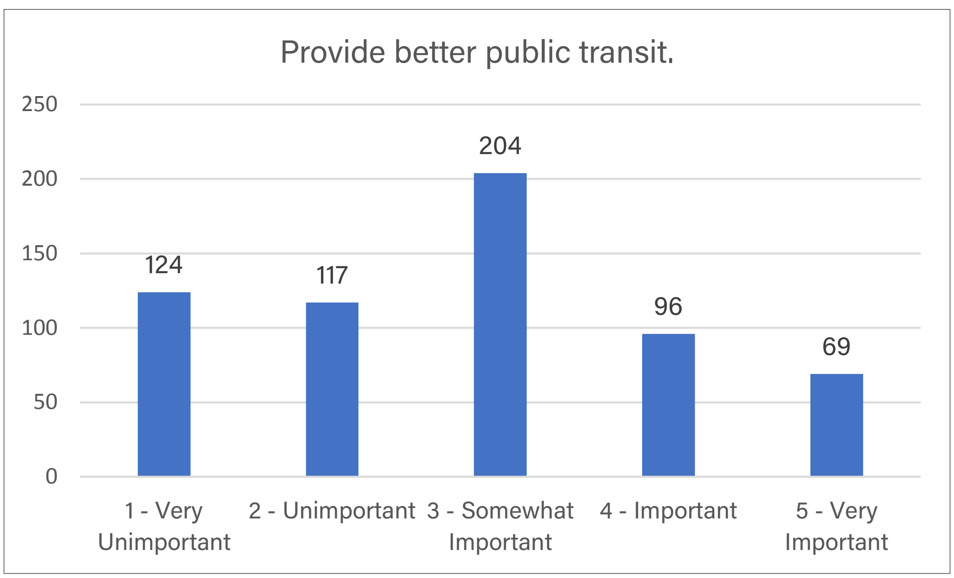
(615 Responses)



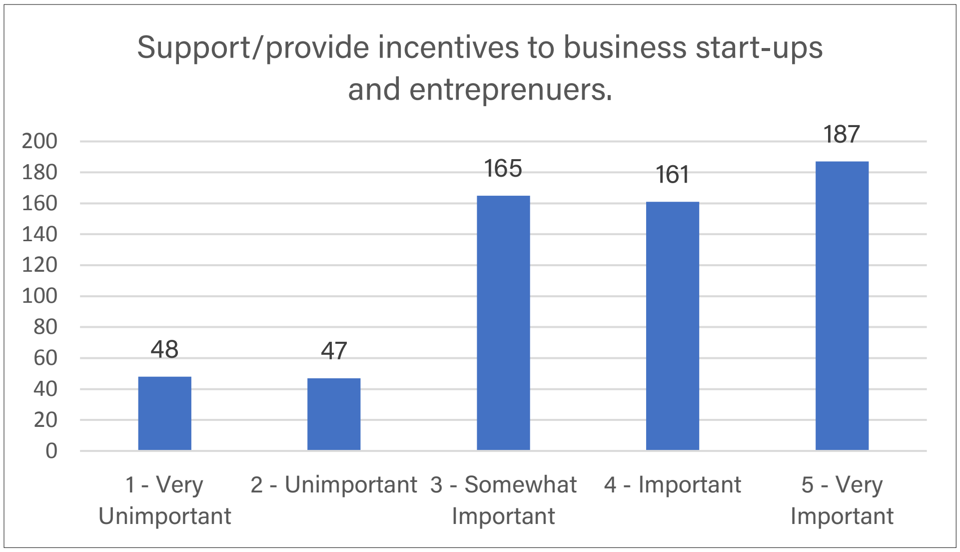
(611 Responses)



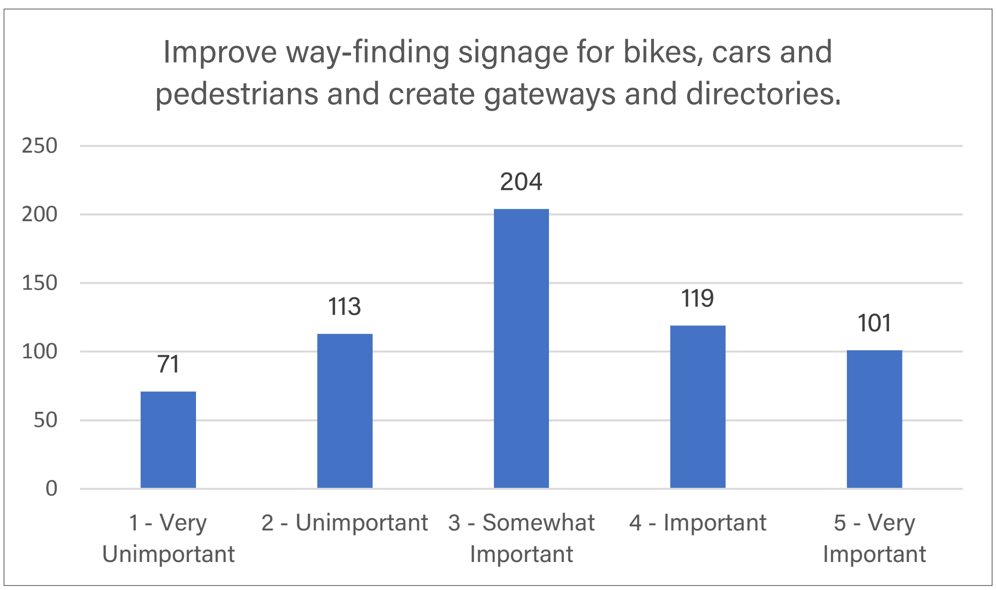
(610 Responses)



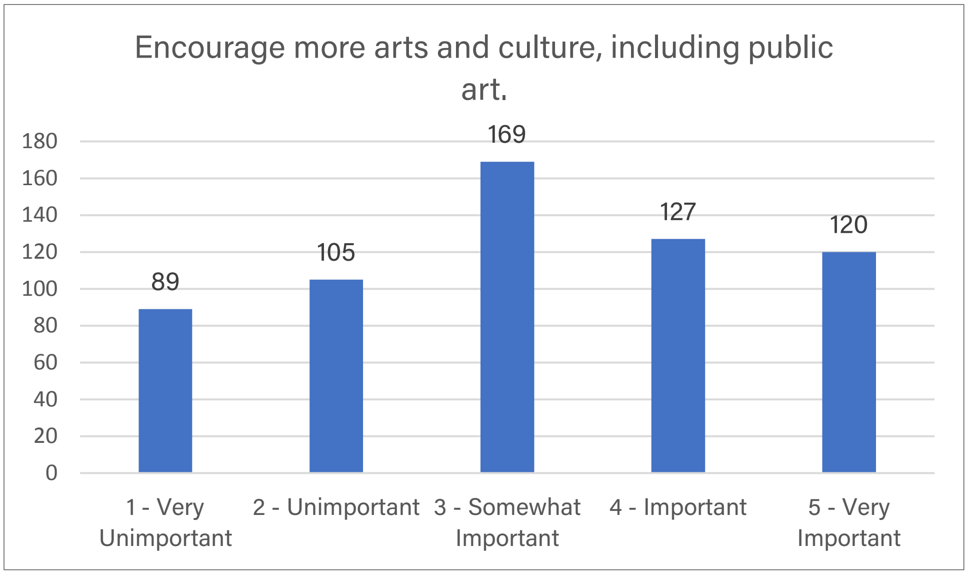
(616 Responses)



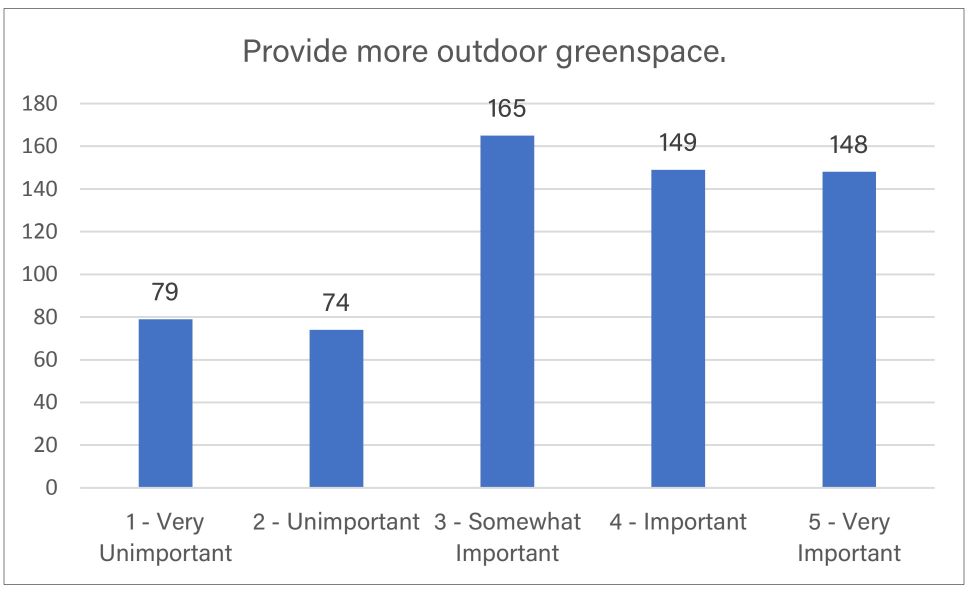
(608 Responses)



(608 Responses)



(611 Responses)

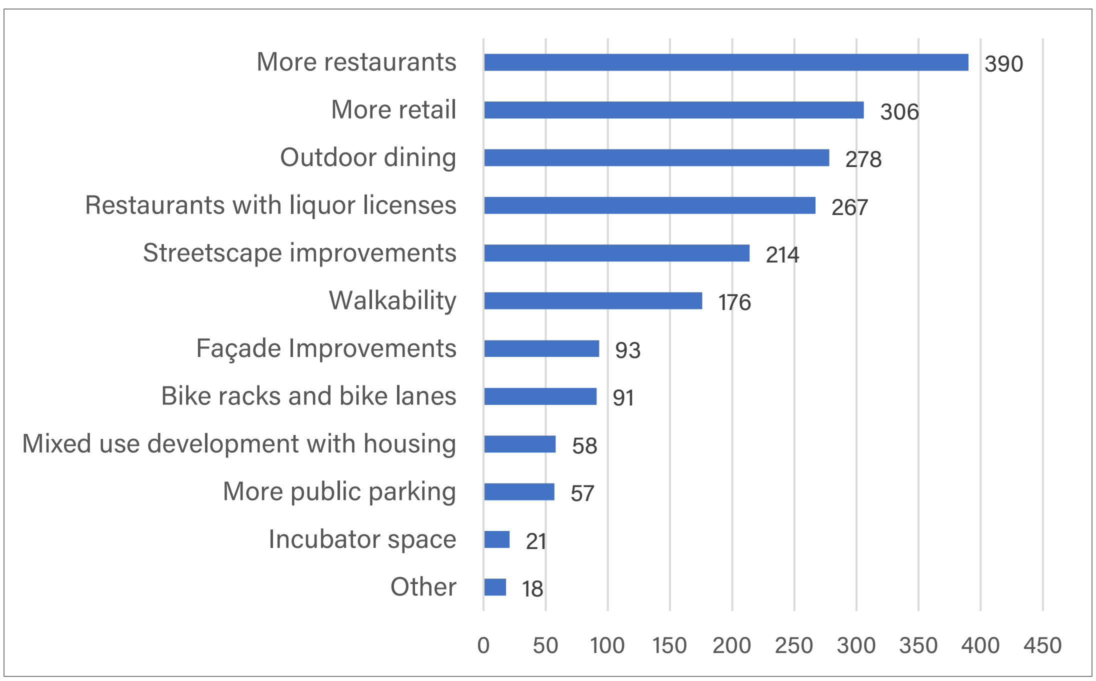


(615 Responses)

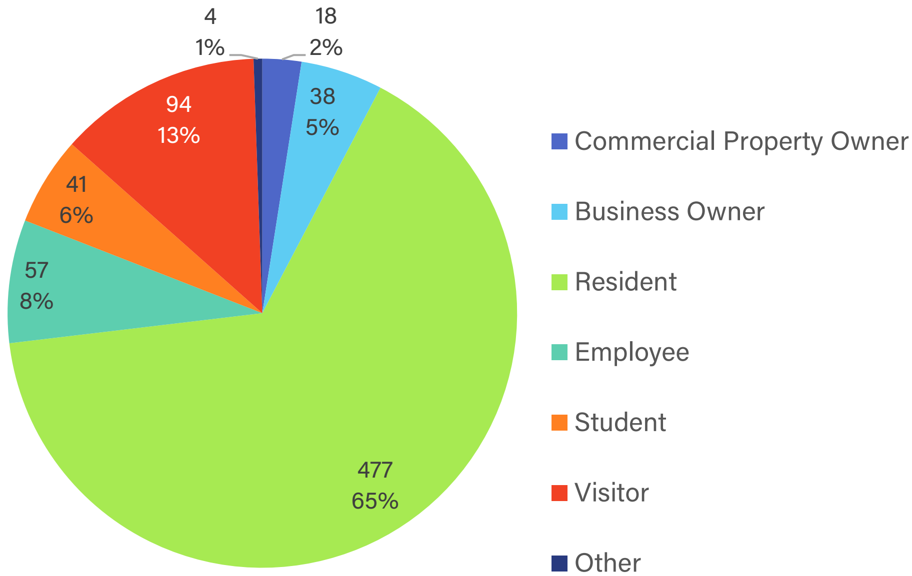
If you could suggest one specific improvement to enhance Commerce Drive, what would that be?

- Landscaping/tree islands in street to aid crossing and soften hardscape.
- Pedestrian walkways, seating areas and greenspace.
- Improved building facades.
- Roundabout at lookout and commerce.
- Improve traffic flow with a raised median.
- Better wayfinding and business signage.
- Eliminate access points to businesses for easier ingress/egress to each business.
- Create turn lanes for ease of access to businesses.
- Establish an Identity for Commerce Drive.
- Develop area as a destination and incorporate Caswell Park.
- Business retention.
- Tax deferment/ breaks for businesses in the area to promote growth.
- Outdoor greenspace/open space/ public seating area.
- More appealing boulevards with street lamps, greenery, benches, etc.

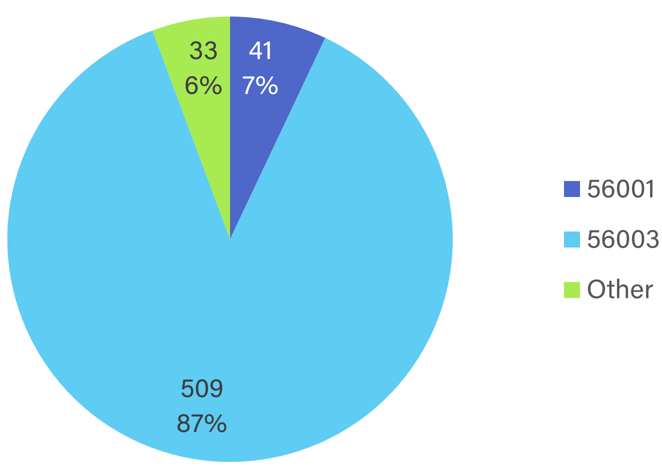
What would you like to see happen in the Commerce Drive commercial corridors?



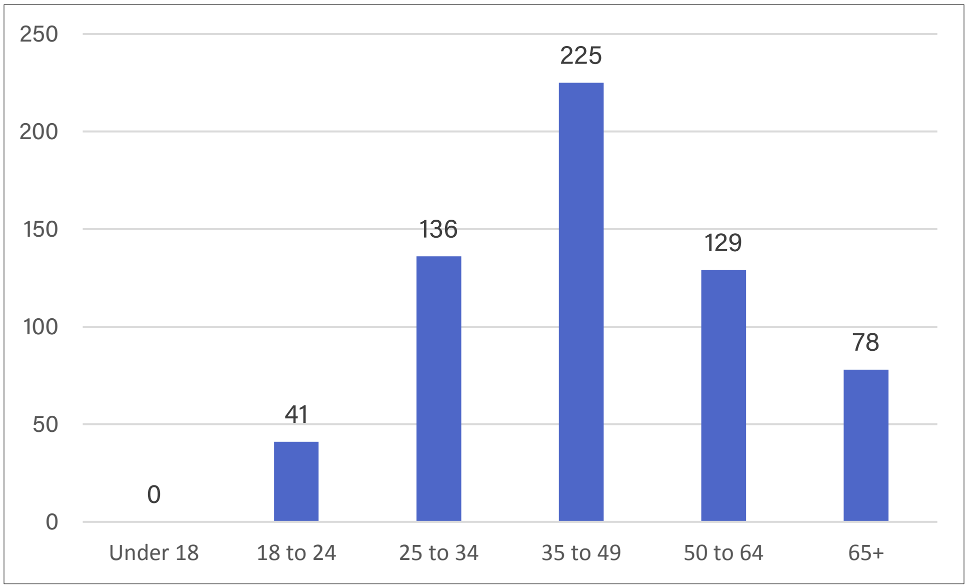
Which of the following BEST characterizes your primary interest(s) on Commerce Drive?



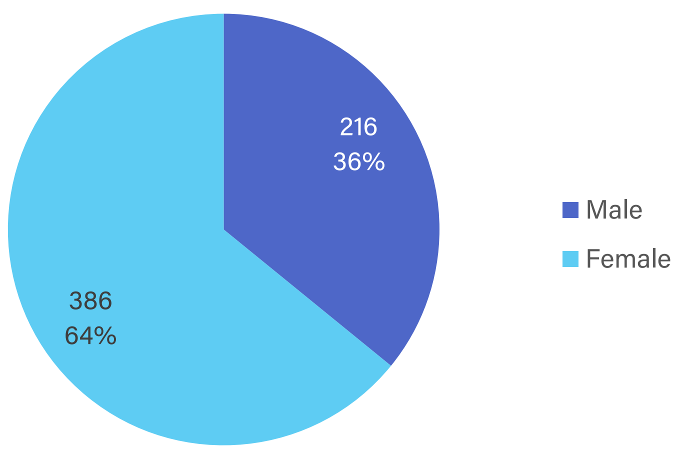
Please provide the zip code of your primary residence.
(583 Responses)



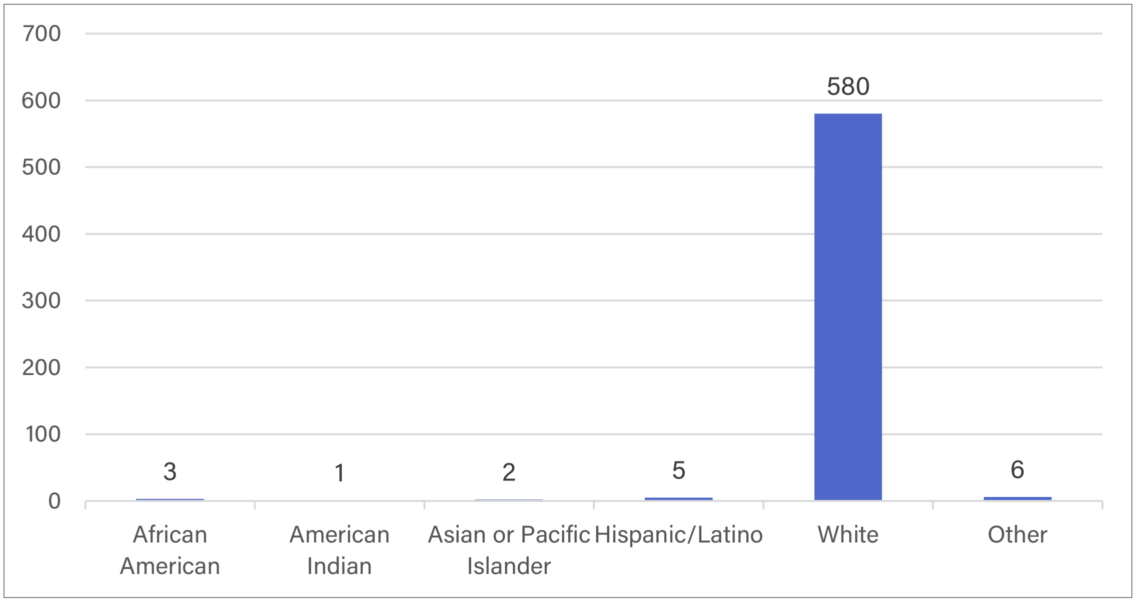
Age (609 Responses)



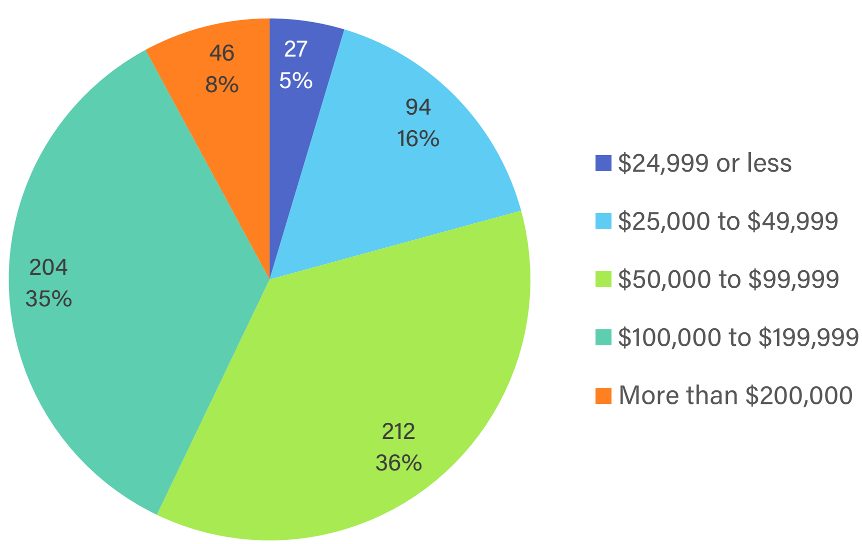
Gender (602 Responses)



Race/Ethnicity (598 Responses)



Annual Household Income (583 Responses)

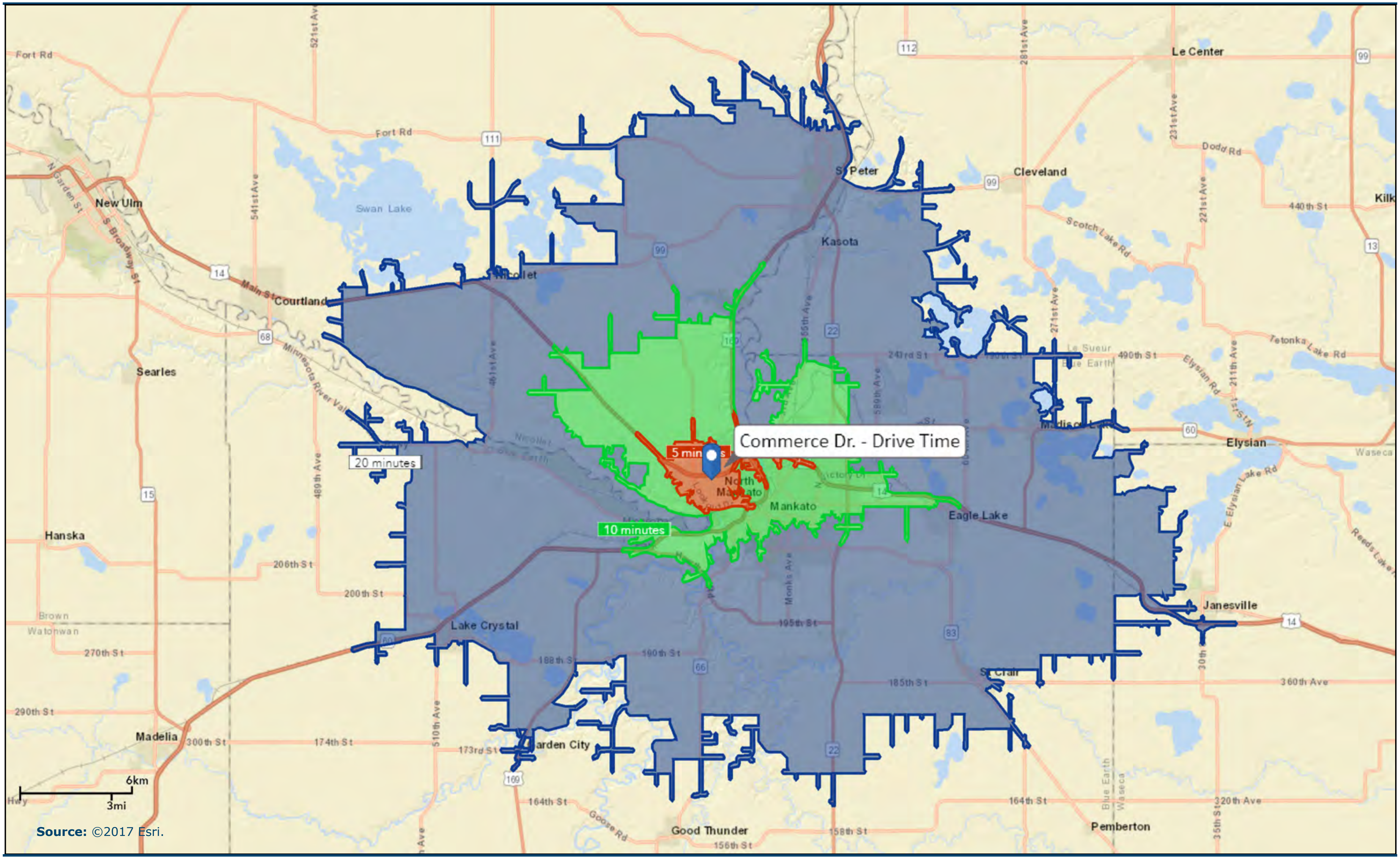


Appendix B – Commerce Drive Market Analysis

B.1 – Retail Market Potential & Retail Marketplace Profile: 5, 10, and 20-minute Drive-Time Radii

Commerce Drive - Travel Time

5, 10, 20 minute radii



November 20, 2017

greater MANKATO growth

Retail Market Potential

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Demographic Summary	2017	2022
Population	9,334	9,572
Population 18+	7,231	7,380
Households	3,890	4,004
Median Household Income	$64,856	$74,833

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	3,433	47.5%	100
Bought any women's clothing in last 12 months	3,184	44.0%	102
Bought clothing for child <13 years in last 6 months	2,109	29.2%	106
Bought any shoes in last 12 months	3,941	54.5%	101
Bought costume jewelry in last 12 months	1,409	19.5%	102
Bought any fine jewelry in last 12 months	1,247	17.2%	96
Bought a watch in last 12 months	1,113	15.4%	101
Automobiles (Households)			
HH owns/leases any vehicle	3,453	88.8%	104
HH bought/leased new vehicle last 12 mo	374	9.6%	98
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	6,529	90.3%	106
Bought/changed motor oil in last 12 months	3,837	53.1%	110
Had tune-up in last 12 months	2,203	30.5%	106
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	4,702	65.0%	98
Drank regular cola in last 6 months	3,235	44.7%	101
Drank beer/ale in last 6 months	3,018	41.7%	99
Cameras (Adults)			
Own digital point & shoot camera/camcorder	1,610	22.3%	105
Own digital SLR camera/camcorder	737	10.2%	122
Printed digital photos in last 12 months	1,016	14.1%	101
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	2,704	37.4%	103
Have a smartphone	4,933	68.2%	102
Have a smartphone: Android phone (any brand)	2,411	33.3%	105
Have a smartphone: Apple iPhone	2,233	30.9%	101
Number of cell phones in household: 1	1,290	33.2%	104
Number of cell phones in household: 2	1,522	39.1%	104
Number of cell phones in household: 3+	899	23.1%	89
HH has cell phone only (no landline telephone)	1,942	49.9%	110
Computers (Households)			
HH owns a computer	2,989	76.8%	101
HH owns desktop computer	1,765	45.4%	106
HH owns laptop/notebook	2,185	56.2%	101
HH owns any Apple/Mac brand computer	501	12.9%	84
HH owns any PC/non-Apple brand computer	2,639	67.8%	102
HH purchased most recent computer in a store	1,440	37.0%	99
HH purchased most recent computer online	565	14.5%	111
Spent <$500 on most recent home computer	639	16.4%	107
Spent $500-$999 on most recent home computer	716	18.4%	101
Spent $1,000-$1,499 on most recent home computer	324	8.3%	91
Spent $1,500-$1,999 on most recent home computer	179	4.6%	108
Spent $2,000+ on most recent home computer	132	3.4%	95

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

November 20, 2017

Retail Market Potential

Commerce Dr. - Drive Time | Prepared by Esri
1800-1898 Commerce Dr, Mankato, Minnesota, 56003 | Latitude: 44.17889
Drive Time: 5 minute radius | Longitude: -94.04127

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	3,632	50.2%	101
Bought brewed coffee at convenience store in last 30 days	1,191	16.5%	106
Bought cigarettes at convenience store in last 30 days	1,101	15.2%	126
Bought gas at convenience store in last 30 days	2,921	40.4%	119
Spent at convenience store in last 30 days: <$20	538	7.4%	94
Spent at convenience store in last 30 days: $20-$39	646	8.9%	98
Spent at convenience store in last 30 days: $40-$50	596	8.2%	109
Spent at convenience store in last 30 days: $51-$99	365	5.0%	109
Spent at convenience store in last 30 days: $100+	2,027	28.0%	119
Entertainment (Adults)			
Attended a movie in last 6 months	4,214	58.3%	99
Went to live theater in last 12 months	1,084	15.0%	115
Went to a bar/night club in last 12 months	1,202	16.6%	99
Dined out in last 12 months	3,360	46.5%	103
Gambled at a casino in last 12 months	865	12.0%	86
Visited a theme park in last 12 months	1,197	16.6%	93
Viewed movie (video-on-demand) in last 30 days	1,363	18.8%	103
Viewed TV show (video-on-demand) in last 30 days	1,028	14.2%	108
Watched any pay-per-view TV in last 12 months	848	11.7%	95
Downloaded a movie over the Internet in last 30 days	569	7.9%	95
Downloaded any individual song in last 6 months	1,699	23.5%	111
Watched a movie online in the last 30 days	1,374	19.0%	101
Watched a TV program online in last 30 days	1,281	17.7%	104
Played a video/electronic game (console) in last 12 months	811	11.2%	113
Played a video/electronic game (portable) in last 12 months	371	5.1%	114
Financial (Adults)			
Have home mortgage (1st)	2,323	32.1%	105
Used ATM/cash machine in last 12 months	3,660	50.6%	102
Own any stock	473	6.5%	90
Own U.S. savings bond	319	4.4%	86
Own shares in mutual fund (stock)	509	7.0%	96
Own shares in mutual fund (bonds)	367	5.1%	101
Have interest checking account	2,101	29.1%	107
Have non-interest checking account	2,423	33.5%	114
Have savings account	4,024	55.6%	102
Have 401K retirement savings plan	1,144	15.8%	108
Own/used any credit/debit card in last 12 months	5,567	77.0%	102
Avg monthly credit card expenditures: <$111	968	13.4%	111
Avg monthly credit card expenditures: $111-$225	520	7.2%	102
Avg monthly credit card expenditures: $226-$450	530	7.3%	111
Avg monthly credit card expenditures: $451-$700	341	4.7%	89
Avg monthly credit card expenditures: $701-$1,000	256	3.5%	77
Avg monthly credit card expenditures: $1,001+	651	9.0%	97
Did banking online in last 12 months	2,922	40.4%	110
Did banking on mobile device in last 12 months	1,452	20.1%	116
Paid bills online in last 12 months	3,476	48.1%	107

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

November 20, 2017

Retail Market Potential

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	2,813	72.3%	104
Used bread in last 6 months	3,658	94.0%	100
Used chicken (fresh or frozen) in last 6 months	2,760	71.0%	103
Used turkey (fresh or frozen) in last 6 months	625	16.1%	101
Used fish/seafood (fresh or frozen) in last 6 months	2,150	55.3%	101
Used fresh fruit/vegetables in last 6 months	3,401	87.4%	101
Used fresh milk in last 6 months	3,467	89.1%	102
Used organic food in last 6 months	704	18.1%	88
Health (Adults)			
Exercise at home 2+ times per week	2,218	30.7%	106
Exercise at club 2+ times per week	916	12.7%	95
Visited a doctor in last 12 months	5,601	77.5%	102
Used vitamin/dietary supplement in last 6 months	3,883	53.7%	102
Home (Households)			
Any home improvement in last 12 months	1,105	28.4%	105
Used housekeeper/maid/professional HH cleaning service in last 12	443	11.4%	85
Purchased low ticket HH furnishings in last 12 months	650	16.7%	103
Purchased big ticket HH furnishings in last 12 months	892	22.9%	107
Bought any small kitchen appliance in last 12 months	881	22.6%	102
Bought any large kitchen appliance in last 12 months	488	12.5%	99
Insurance (Adults/Households)			
Currently carry life insurance	3,326	46.0%	106
Carry medical/hospital/accident insurance	5,073	70.2%	102
Carry homeowner insurance	3,614	50.0%	106
Carry renter's insurance	655	9.1%	103
Have auto insurance: 1 vehicle in household covered	1,286	33.1%	106
Have auto insurance: 2 vehicles in household covered	1,130	29.0%	102
Have auto insurance: 3+ vehicles in household covered	843	21.7%	100
Pets (Households)			
Household owns any pet	2,214	56.9%	105
Household owns any cat	942	24.2%	107
Household owns any dog	1,668	42.9%	104
Psychographics (Adults)			
Buying American is important to me	3,162	43.7%	105
Usually buy items on credit rather than wait	850	11.8%	96
Usually buy based on quality - not price	1,245	17.2%	94
Price is usually more important than brand name	2,032	28.1%	106
Usually use coupons for brands I buy often	1,410	19.5%	107
Am interested in how to help the environment	1,107	15.3%	93
Usually pay more for environ safe product	936	12.9%	97
Usually value green products over convenience	717	9.9%	91
Likely to buy a brand that supports a charity	2,538	35.1%	100
Reading (Adults)			
Bought digital book in last 12 months	1,140	15.8%	111
Bought hardcover book in last 12 months	1,573	21.8%	106
Bought paperback book in last 12 month	2,311	32.0%	107
Read any daily newspaper (paper version)	1,719	23.8%	98
Read any digital newspaper in last 30 days	2,591	35.8%	105
Read any magazine (paper/electronic version) in last 6 months	6,597	91.2%	101

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

November 20, 2017

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	5,618	77.7%	104
Went to family restaurant/steak house: 4+ times a month	2,083	28.8%	105
Went to fast food/drive-in restaurant in last 6 months	6,612	91.4%	101
Went to fast food/drive-in restaurant 9+ times/mo	2,928	40.5%	103
Fast food/drive-in last 6 months: eat in	2,731	37.8%	103
Fast food/drive-in last 6 months: home delivery	628	8.7%	113
Fast food/drive-in last 6 months: take-out/drive-thru	3,761	52.0%	113
Fast food/drive-in last 6 months: take-out/walk-in	1,423	19.7%	98
Television & Electronics (Adults/Households)			
Own any tablet	2,455	34.0%	101
Own any e-reader	603	8.3%	96
Own e-reader/tablet: iPad	1,443	20.0%	97
HH has Internet connectable TV	819	21.1%	105
Own any portable MP3 player	2,057	28.4%	102
HH owns 1 TV	795	20.4%	99
HH owns 2 TVs	1,072	27.6%	106
HH owns 3 TVs	839	21.6%	100
HH owns 4+ TVs	688	17.7%	97
HH subscribes to cable TV	1,934	49.7%	104
HH subscribes to fiber optic	223	5.7%	72
HH owns portable GPS navigation device	1,082	27.8%	103
HH purchased video game system in last 12 mos	251	6.5%	84
HH owns Internet video device for TV	385	9.9%	89
Travel (Adults)			
Domestic travel in last 12 months	3,854	53.3%	105
Took 3+ domestic non-business trips in last 12 months	842	11.6%	104
Spent on domestic vacations in last 12 months: <$1,000	813	11.2%	108
Spent on domestic vacations in last 12 months: $1,000-$1,499	397	5.5%	96
Spent on domestic vacations in last 12 months: $1,500-$1,999	278	3.8%	105
Spent on domestic vacations in last 12 months: $2,000-$2,999	238	3.3%	87
Spent on domestic vacations in last 12 months: $3,000+	357	4.9%	86
Domestic travel in the 12 months: used general travel website	489	6.8%	97
Foreign travel in last 3 years	1,465	20.3%	84
Took 3+ foreign trips by plane in last 3 years	233	3.2%	73
Spent on foreign vacations in last 12 months: <$1,000	264	3.7%	86
Spent on foreign vacations in last 12 months: $1,000-$2,999	215	3.0%	85
Spent on foreign vacations in last 12 months: $3,000+	240	3.3%	66
Foreign travel in last 3 years: used general travel website	279	3.9%	67
Nights spent in hotel/motel in last 12 months: any	2,968	41.0%	99
Took cruise of more than one day in last 3 years	544	7.5%	94
Member of any frequent flyer program	1,036	14.3%	88
Member of any hotel rewards program	1,126	15.6%	105

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

Retail Market Potential

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Demographic Summary	2017	2022
Population	37,025	38,204
Population 18+	29,924	30,701
Households	15,763	16,323
Median Household Income	$52,484	$55,917

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	14,456	48.3%	101
Bought any women's clothing in last 12 months	13,083	43.7%	101
Bought clothing for child <13 years in last 6 months	7,988	26.7%	97
Bought any shoes in last 12 months	16,321	54.5%	101
Bought costume jewelry in last 12 months	5,781	19.3%	101
Bought any fine jewelry in last 12 months	4,863	16.3%	90
Bought a watch in last 12 months	4,379	14.6%	96
Automobiles (Households)			
HH owns/leases any vehicle	13,541	85.9%	101
HH bought/leased new vehicle last 12 mo	1,253	7.9%	81
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	25,922	86.6%	102
Bought/changed motor oil in last 12 months	15,038	50.3%	104
Had tune-up in last 12 months	8,546	28.6%	100
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	19,221	64.2%	97
Drank regular cola in last 6 months	12,957	43.3%	98
Drank beer/ale in last 6 months	12,562	42.0%	99
Cameras (Adults)			
Own digital point & shoot camera/camcorder	6,969	23.3%	110
Own digital SLR camera/camcorder	2,698	9.0%	108
Printed digital photos in last 12 months	3,968	13.3%	95
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	11,269	37.7%	104
Have a smartphone	19,879	66.4%	99
Have a smartphone: Android phone (any brand)	9,966	33.3%	104
Have a smartphone: Apple iPhone	8,771	29.3%	96
Number of cell phones in household: 1	5,638	35.8%	112
Number of cell phones in household: 2	6,103	38.7%	103
Number of cell phones in household: 3+	3,283	20.8%	80
HH has cell phone only (no landline telephone)	8,414	53.4%	118
Computers (Households)			
HH owns a computer	12,106	76.8%	101
HH owns desktop computer	6,615	42.0%	98
HH owns laptop/notebook	8,925	56.6%	102
HH owns any Apple/Mac brand computer	2,103	13.3%	87
HH owns any PC/non-Apple brand computer	10,678	67.7%	102
HH purchased most recent computer in a store	5,962	37.8%	101
HH purchased most recent computer online	2,263	14.4%	110
Spent <$500 on most recent home computer	2,817	17.9%	117
Spent $500-$999 on most recent home computer	3,029	19.2%	105
Spent $1,000-$1,499 on most recent home computer	1,270	8.1%	88
Spent $1,500-$1,999 on most recent home computer	605	3.8%	90
Spent $2,000+ on most recent home computer	483	3.1%	86

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November 20, 2017

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	15,089	50.4%	101
Bought brewed coffee at convenience store in last 30 days	4,584	15.3%	98
Bought cigarettes at convenience store in last 30 days	4,286	14.3%	118
Bought gas at convenience store in last 30 days	11,588	38.7%	114
Spent at convenience store in last 30 days: <$20	2,370	7.9%	101
Spent at convenience store in last 30 days: $20-$39	2,638	8.8%	97
Spent at convenience store in last 30 days: $40-$50	2,451	8.2%	108
Spent at convenience store in last 30 days: $51-$99	1,492	5.0%	107
Spent at convenience store in last 30 days: $100+	7,915	26.5%	113
Entertainment (Adults)			
Attended a movie in last 6 months	18,020	60.2%	102
Went to live theater in last 12 months	4,400	14.7%	113
Went to a bar/night club in last 12 months	5,666	18.9%	113
Dined out in last 12 months	14,083	47.1%	104
Gambled at a casino in last 12 months	3,459	11.6%	83
Visited a theme park in last 12 months	5,039	16.8%	94
Viewed movie (video-on-demand) in last 30 days	4,606	15.4%	84
Viewed TV show (video-on-demand) in last 30 days	3,599	12.0%	91
Watched any pay-per-view TV in last 12 months	2,863	9.6%	77
Downloaded a movie over the Internet in last 30 days	2,592	8.7%	105
Downloaded any individual song in last 6 months	6,818	22.8%	108
Watched a movie online in the last 30 days	6,631	22.2%	118
Watched a TV program online in last 30 days	6,311	21.1%	124
Played a video/electronic game (console) in last 12 months	3,584	12.0%	121
Played a video/electronic game (portable) in last 12 months	1,463	4.9%	109
Financial (Adults)			
Have home mortgage (1st)	8,601	28.7%	94
Used ATM/cash machine in last 12 months	15,212	50.8%	102
Own any stock	2,025	6.8%	93
Own U.S. savings bond	1,355	4.5%	88
Own shares in mutual fund (stock)	1,977	6.6%	90
Own shares in mutual fund (bonds)	1,499	5.0%	99
Have interest checking account	8,068	27.0%	99
Have non-interest checking account	9,878	33.0%	112
Have savings account	17,253	57.7%	106
Have 401K retirement savings plan	4,493	15.0%	102
Own/used any credit/debit card in last 12 months	23,077	77.1%	102
Avg monthly credit card expenditures: <$111	4,204	14.0%	117
Avg monthly credit card expenditures: $111-$225	2,133	7.1%	101
Avg monthly credit card expenditures: $226-$450	2,015	6.7%	102
Avg monthly credit card expenditures: $451-$700	1,520	5.1%	96
Avg monthly credit card expenditures: $701-$1,000	1,229	4.1%	89
Avg monthly credit card expenditures: $1,001+	2,269	7.6%	82
Did banking online in last 12 months	11,991	40.1%	110
Did banking on mobile device in last 12 months	6,068	20.3%	117
Paid bills online in last 12 months	14,075	47.0%	105

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November 20, 2017

Retail Market Potential

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	11,062	70.2%	101
Used bread in last 6 months	14,836	94.1%	100
Used chicken (fresh or frozen) in last 6 months	10,973	69.6%	101
Used turkey (fresh or frozen) in last 6 months	2,455	15.6%	98
Used fish/seafood (fresh or frozen) in last 6 months	8,444	53.6%	98
Used fresh fruit/vegetables in last 6 months	13,625	86.4%	100
Used fresh milk in last 6 months	13,906	88.2%	101
Used organic food in last 6 months	3,101	19.7%	96
Health (Adults)			
Exercise at home 2+ times per week	9,479	31.7%	109
Exercise at club 2+ times per week	3,780	12.6%	95
Visited a doctor in last 12 months	22,570	75.4%	100
Used vitamin/dietary supplement in last 6 months	15,718	52.5%	100
Home (Households)			
Any home improvement in last 12 months	4,217	26.8%	99
Used housekeeper/maid/professional HH cleaning service in last 12	1,807	11.5%	86
Purchased low ticket HH furnishings in last 12 months	2,539	16.1%	99
Purchased big ticket HH furnishings in last 12 months	3,395	21.5%	101
Bought any small kitchen appliance in last 12 months	3,595	22.8%	103
Bought any large kitchen appliance in last 12 months	1,910	12.1%	96
Insurance (Adults/Households)			
Currently carry life insurance	13,181	44.0%	102
Carry medical/hospital/accident insurance	20,980	70.1%	101
Carry homeowner insurance	13,711	45.8%	98
Carry renter's insurance	2,902	9.7%	111
Have auto insurance: 1 vehicle in household covered	5,293	33.6%	108
Have auto insurance: 2 vehicles in household covered	4,443	28.2%	99
Have auto insurance: 3+ vehicles in household covered	3,056	19.4%	89
Pets (Households)			
Household owns any pet	8,409	53.3%	98
Household owns any cat	3,572	22.7%	100
Household owns any dog	6,084	38.6%	93
Psychographics (Adults)			
Buying American is important to me	12,956	43.3%	104
Usually buy items on credit rather than wait	3,324	11.1%	91
Usually buy based on quality - not price	4,837	16.2%	88
Price is usually more important than brand name	8,311	27.8%	104
Usually use coupons for brands I buy often	5,619	18.8%	103
Am interested in how to help the environment	4,487	15.0%	91
Usually pay more for environ safe product	3,787	12.7%	94
Usually value green products over convenience	3,135	10.5%	97
Likely to buy a brand that supports a charity	10,706	35.8%	102
Reading (Adults)			
Bought digital book in last 12 months	4,616	15.4%	109
Bought hardcover book in last 12 months	6,755	22.6%	110
Bought paperback book in last 12 month	9,765	32.6%	109
Read any daily newspaper (paper version)	7,141	23.9%	99
Read any digital newspaper in last 30 days	10,992	36.7%	108
Read any magazine (paper/electronic version) in last 6 months	27,534	92.0%	102

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November 20, 2017

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	22,558	75.4%	101
Went to family restaurant/steak house: 4+ times a month	8,110	27.1%	99
Went to fast food/drive-in restaurant in last 6 months	27,521	92.0%	102
Went to fast food/drive-in restaurant 9+ times/mo	11,946	39.9%	102
Fast food/drive-in last 6 months: eat in	11,661	39.0%	107
Fast food/drive-in last 6 months: home delivery	2,499	8.4%	108
Fast food/drive-in last 6 months: take-out/drive-thru	14,835	49.6%	108
Fast food/drive-in last 6 months: take-out/walk-in	6,277	21.0%	104
Television & Electronics (Adults/Households)			
Own any tablet	9,600	32.1%	95
Own any e-reader	2,514	8.4%	97
Own e-reader/tablet: iPad	5,506	18.4%	89
HH has Internet connectable TV	3,038	19.3%	96
Own any portable MP3 player	8,684	29.0%	104
HH owns 1 TV	3,403	21.6%	104
HH owns 2 TVs	4,340	27.5%	106
HH owns 3 TVs	3,178	20.2%	94
HH owns 4+ TVs	2,507	15.9%	87
HH subscribes to cable TV	7,845	49.8%	104
HH subscribes to fiber optic	785	5.0%	62
HH owns portable GPS navigation device	4,201	26.7%	98
HH purchased video game system in last 12 mos	1,040	6.6%	85
HH owns Internet video device for TV	1,585	10.1%	91
Travel (Adults)			
Domestic travel in last 12 months	15,624	52.2%	103
Took 3+ domestic non-business trips in last 12 months	3,539	11.8%	106
Spent on domestic vacations in last 12 months: <$1,000	3,530	11.8%	114
Spent on domestic vacations in last 12 months: $1,000-$1,499	1,605	5.4%	94
Spent on domestic vacations in last 12 months: $1,500-$1,999	1,102	3.7%	100
Spent on domestic vacations in last 12 months: $2,000-$2,999	1,124	3.8%	99
Spent on domestic vacations in last 12 months: $3,000+	1,368	4.6%	80
Domestic travel in the 12 months: used general travel website	1,840	6.1%	88
Foreign travel in last 3 years	6,275	21.0%	87
Took 3+ foreign trips by plane in last 3 years	1,103	3.7%	84
Spent on foreign vacations in last 12 months: <$1,000	1,162	3.9%	91
Spent on foreign vacations in last 12 months: $1,000-$2,999	985	3.3%	94
Spent on foreign vacations in last 12 months: $3,000+	1,143	3.8%	76
Foreign travel in last 3 years: used general travel website	1,483	5.0%	86
Nights spent in hotel/motel in last 12 months: any	12,772	42.7%	103
Took cruise of more than one day in last 3 years	1,999	6.7%	84
Member of any frequent flyer program	3,782	12.6%	78
Member of any hotel rewards program	4,018	13.4%	90

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November 20, 2017

Retail Market Potential

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 20 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Demographic Summary	2017	2022
Population	89,382	92,757
Population 18+	72,193	74,486
Households	34,075	35,513
Median Household Income	$54,154	$58,644

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	35,187	48.7%	102
Bought any women's clothing in last 12 months	31,944	44.2%	102
Bought clothing for child <13 years in last 6 months	19,510	27.0%	98
Bought any shoes in last 12 months	40,028	55.4%	103
Bought costume jewelry in last 12 months	14,157	19.6%	103
Bought any fine jewelry in last 12 months	11,355	15.7%	87
Bought a watch in last 12 months	9,975	13.8%	91
Automobiles (Households)			
HH owns/leases any vehicle	29,505	86.6%	101
HH bought/leased new vehicle last 12 mo	2,812	8.3%	84
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	62,487	86.6%	102
Bought/changed motor oil in last 12 months	35,329	48.9%	101
Had tune-up in last 12 months	21,076	29.2%	102
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	46,369	64.2%	97
Drank regular cola in last 6 months	31,389	43.5%	99
Drank beer/ale in last 6 months	30,038	41.6%	98
Cameras (Adults)			
Own digital point & shoot camera/camcorder	17,904	24.8%	117
Own digital SLR camera/camcorder	6,505	9.0%	108
Printed digital photos in last 12 months	10,168	14.1%	101
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	27,513	38.1%	105
Have a smartphone	49,513	68.6%	102
Have a smartphone: Android phone (any brand)	24,165	33.5%	105
Have a smartphone: Apple iPhone	22,669	31.4%	103
Number of cell phones in household: 1	11,665	34.2%	107
Number of cell phones in household: 2	13,379	39.3%	104
Number of cell phones in household: 3+	7,597	22.3%	86
HH has cell phone only (no landline telephone)	18,181	53.4%	118
Computers (Households)			
HH owns a computer	26,732	78.5%	103
HH owns desktop computer	14,733	43.2%	101
HH owns laptop/notebook	19,766	58.0%	105
HH owns any Apple/Mac brand computer	4,760	14.0%	91
HH owns any PC/non-Apple brand computer	23,487	68.9%	104
HH purchased most recent computer in a store	13,187	38.7%	104
HH purchased most recent computer online	5,113	15.0%	115
Spent <$500 on most recent home computer	6,133	18.0%	118
Spent $500-$999 on most recent home computer	6,744	19.8%	108
Spent $1,000-$1,499 on most recent home computer	2,852	8.4%	92
Spent $1,500-$1,999 on most recent home computer	1,349	4.0%	93
Spent $2,000+ on most recent home computer	1,095	3.2%	90

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November 20, 2017

greater MANKATO growth

Retail Market Potential

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 20 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	36,670	50.8%	102
Bought brewed coffee at convenience store in last 30 days	10,676	14.8%	95
Bought cigarettes at convenience store in last 30 days	9,782	13.5%	112
Bought gas at convenience store in last 30 days	28,484	39.5%	116
Spent at convenience store in last 30 days: <$20	5,806	8.0%	102
Spent at convenience store in last 30 days: $20-$39	6,411	8.9%	97
Spent at convenience store in last 30 days: $40-$50	6,030	8.4%	110
Spent at convenience store in last 30 days: $51-$99	3,632	5.0%	108
Spent at convenience store in last 30 days: $100+	18,700	25.9%	110
Entertainment (Adults)			
Attended a movie in last 6 months	45,412	62.9%	106
Went to live theater in last 12 months	11,253	15.6%	120
Went to a bar/night club in last 12 months	13,697	19.0%	113
Dined out in last 12 months	34,789	48.2%	107
Gambled at a casino in last 12 months	7,837	10.9%	78
Visited a theme park in last 12 months	12,852	17.8%	100
Viewed movie (video-on-demand) in last 30 days	10,778	14.9%	82
Viewed TV show (video-on-demand) in last 30 days	8,726	12.1%	92
Watched any pay-per-view TV in last 12 months	6,780	9.4%	76
Downloaded a movie over the Internet in last 30 days	6,983	9.7%	117
Downloaded any individual song in last 6 months	17,088	23.7%	112
Watched a movie online in the last 30 days	17,891	24.8%	132
Watched a TV program online in last 30 days	17,244	23.9%	141
Played a video/electronic game (console) in last 12 months	9,383	13.0%	131
Played a video/electronic game (portable) in last 12 months	3,578	5.0%	110
Financial (Adults)			
Have home mortgage (1st)	20,186	28.0%	91
Used ATM/cash machine in last 12 months	37,680	52.2%	105
Own any stock	5,297	7.3%	101
Own U.S. savings bond	3,353	4.6%	90
Own shares in mutual fund (stock)	4,936	6.8%	93
Own shares in mutual fund (bonds)	4,053	5.6%	111
Have interest checking account	19,414	26.9%	99
Have non-interest checking account	24,771	34.3%	117
Have savings account	42,809	59.3%	109
Have 401K retirement savings plan	10,829	15.0%	102
Own/used any credit/debit card in last 12 months	57,035	79.0%	105
Avg monthly credit card expenditures: <$111	10,539	14.6%	122
Avg monthly credit card expenditures: $111-$225	5,077	7.0%	99
Avg monthly credit card expenditures: $226-$450	4,960	6.9%	104
Avg monthly credit card expenditures: $451-$700	3,784	5.2%	99
Avg monthly credit card expenditures: $701-$1,000	3,103	4.3%	93
Avg monthly credit card expenditures: $1,001+	5,693	7.9%	85
Did banking online in last 12 months	30,219	41.9%	114
Did banking on mobile device in last 12 months	16,364	22.7%	131
Paid bills online in last 12 months	35,204	48.8%	109

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November 20, 2017

Retail Market Potential

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 20 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	23,882	70.1%	101
Used bread in last 6 months	32,037	94.0%	100
Used chicken (fresh or frozen) in last 6 months	23,738	69.7%	101
Used turkey (fresh or frozen) in last 6 months	5,305	15.6%	98
Used fish/seafood (fresh or frozen) in last 6 months	18,262	53.6%	98
Used fresh fruit/vegetables in last 6 months	29,470	86.5%	100
Used fresh milk in last 6 months	30,209	88.7%	101
Used organic food in last 6 months	6,795	19.9%	97
Health (Adults)			
Exercise at home 2+ times per week	24,030	33.3%	115
Exercise at club 2+ times per week	9,458	13.1%	98
Visited a doctor in last 12 months	54,223	75.1%	99
Used vitamin/dietary supplement in last 6 months	38,008	52.6%	100
Home (Households)			
Any home improvement in last 12 months	9,133	26.8%	99
Used housekeeper/maid/professional HH cleaning service in last 12	3,904	11.5%	86
Purchased low ticket HH furnishings in last 12 months	5,542	16.3%	100
Purchased big ticket HH furnishings in last 12 months	7,426	21.8%	102
Bought any small kitchen appliance in last 12 months	7,885	23.1%	104
Bought any large kitchen appliance in last 12 months	4,107	12.1%	95
Insurance (Adults/Households)			
Currently carry life insurance	31,200	43.2%	100
Carry medical/hospital/accident insurance	49,943	69.2%	100
Carry homeowner insurance	32,003	44.3%	94
Carry renter's insurance	7,274	10.1%	115
Have auto insurance: 1 vehicle in household covered	10,995	32.3%	104
Have auto insurance: 2 vehicles in household covered	9,874	29.0%	101
Have auto insurance: 3+ vehicles in household covered	7,135	20.9%	97
Pets (Households)			
Household owns any pet	18,563	54.5%	100
Household owns any cat	7,843	23.0%	102
Household owns any dog	13,518	39.7%	96
Psychographics (Adults)			
Buying American is important to me	30,724	42.6%	102
Usually buy items on credit rather than wait	7,803	10.8%	88
Usually buy based on quality - not price	11,716	16.2%	88
Price is usually more important than brand name	20,378	28.2%	106
Usually use coupons for brands I buy often	13,106	18.2%	100
Am interested in how to help the environment	10,308	14.3%	87
Usually pay more for environ safe product	9,171	12.7%	95
Usually value green products over convenience	7,503	10.4%	96
Likely to buy a brand that supports a charity	25,173	34.9%	100
Reading (Adults)			
Bought digital book in last 12 months	11,369	15.7%	111
Bought hardcover book in last 12 months	17,126	23.7%	116
Bought paperback book in last 12 month	24,415	33.8%	113
Read any daily newspaper (paper version)	16,386	22.7%	94
Read any digital newspaper in last 30 days	27,515	38.1%	112
Read any magazine (paper/electronic version) in last 6 months	67,051	92.9%	103

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

November 20, 2017

Retail Market Potential

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 20 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	54,552	75.6%	101
Went to family restaurant/steak house: 4+ times a month	19,095	26.4%	96
Went to fast food/drive-in restaurant in last 6 months	66,884	92.6%	103
Went to fast food/drive-in restaurant 9+ times/mo	28,475	39.4%	100
Fast food/drive-in last 6 months: eat in	29,431	40.8%	112
Fast food/drive-in last 6 months: home delivery	6,194	8.6%	111
Fast food/drive-in last 6 months: take-out/drive-thru	35,440	49.1%	107
Fast food/drive-in last 6 months: take-out/walk-in	16,147	22.4%	111
Television & Electronics (Adults/Households)			
Own any tablet	23,635	32.7%	97
Own any e-reader	6,029	8.4%	96
Own e-reader/tablet: iPad	13,755	19.1%	92
HH has Internet connectable TV	6,789	19.9%	99
Own any portable MP3 player	21,379	29.6%	106
HH owns 1 TV	7,288	21.4%	103
HH owns 2 TVs	9,299	27.3%	105
HH owns 3 TVs	7,053	20.7%	96
HH owns 4+ TVs	5,491	16.1%	88
HH subscribes to cable TV	16,430	48.2%	101
HH subscribes to fiber optic	1,584	4.6%	58
HH owns portable GPS navigation device	9,232	27.1%	100
HH purchased video game system in last 12 mos	2,235	6.6%	85
HH owns Internet video device for TV	3,559	10.4%	94
Travel (Adults)			
Domestic travel in last 12 months	38,658	53.5%	105
Took 3+ domestic non-business trips in last 12 months	8,912	12.3%	111
Spent on domestic vacations in last 12 months: <$1,000	9,393	13.0%	125
Spent on domestic vacations in last 12 months: $1,000-$1,499	3,499	4.8%	85
Spent on domestic vacations in last 12 months: $1,500-$1,999	2,692	3.7%	101
Spent on domestic vacations in last 12 months: $2,000-$2,999	2,928	4.1%	107
Spent on domestic vacations in last 12 months: $3,000+	3,457	4.8%	84
Domestic travel in the 12 months: used general travel website	4,452	6.2%	88
Foreign travel in last 3 years	16,637	23.0%	95
Took 3+ foreign trips by plane in last 3 years	2,977	4.1%	94
Spent on foreign vacations in last 12 months: <$1,000	3,106	4.3%	101
Spent on foreign vacations in last 12 months: $1,000-$2,999	2,475	3.4%	98
Spent on foreign vacations in last 12 months: $3,000+	2,914	4.0%	80
Foreign travel in last 3 years: used general travel website	4,168	5.8%	100
Nights spent in hotel/motel in last 12 months: any	31,603	43.8%	106
Took cruise of more than one day in last 3 years	5,158	7.1%	89
Member of any frequent flyer program	9,385	13.0%	80
Member of any hotel rewards program	9,730	13.5%	91

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

November 20, 2017

Retail MarketPlace Profile

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Summary Demographics	
2017 Population	9,334
2017 Households	3,890
2017 Median Disposable Income	$51,273
2017 Per Capita Income	$33,899

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$151,612,703	$96,572,895	$55,039,808	22.2	50
Total Retail Trade	44-45	$136,983,002	$89,451,909	$47,531,093	21.0	40
Total Food & Drink	722	$14,629,701	$7,120,986	$7,508,715	34.5	9

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$29,009,204	$19,674,185	$9,335,019	19.2	6
Automobile Dealers	4411	$23,265,346	$13,780,423	$9,484,923	25.6	2
Other Motor Vehicle Dealers	4412	$3,266,132	$4,161,876	-$895,744	-12.1	1
Auto Parts, Accessories & Tire Stores	4413	$2,477,726	$1,731,886	$745,840	17.7	2
Furniture & Home Furnishings Stores	442	$4,337,225	$1,530,822	$2,806,403	47.8	1
Furniture Stores	4421	$2,601,624	$0	$2,601,624	100.0	0
Home Furnishings Stores	4422	$1,735,601	$1,245,660	$489,941	16.4	1
Electronics & Appliance Stores	443	$4,982,766	$6,992,862	-$2,010,096	-16.8	4
Bldg Materials, Garden Equip. & Supply Stores	444	$9,825,685	$21,209,317	-$11,383,632	-36.7	6
Bldg Material & Supplies Dealers	4441	$8,913,868	$17,707,891	-$8,794,023	-33.0	5
Lawn & Garden Equip & Supply Stores	4442	$911,816	$3,501,426	-$2,589,610	-58.7	1
Food & Beverage Stores	445	$21,444,516	$6,216,637	$15,227,879	55.1	3
Grocery Stores	4451	$17,805,379	$2,450,155	$15,355,224	75.8	1
Specialty Food Stores	4452	$1,099,562	$0	$1,099,562	100.0	0
Beer, Wine & Liquor Stores	4453	$2,539,575	$3,720,232	-$1,180,657	-18.9	2
Health & Personal Care Stores	446,4461	$9,590,824	$6,524,869	$3,065,955	19.0	3
Gasoline Stations	447,4471	$15,335,463	$17,512,376	-$2,176,913	-6.6	5
Clothing & Clothing Accessories Stores	448	$7,070,547	$4,642,287	$2,428,260	20.7	4
Clothing Stores	4481	$4,847,758	$4,642,287	$205,471	2.2	4
Shoe Stores	4482	$1,031,804	$0	$1,031,804	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$1,190,985	$0	$1,190,985	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$4,133,741	$709,498	$3,424,243	70.7	1
Sporting Goods/Hobby/Musical Instr Stores	4511	$3,595,179	$0	$3,595,179	100.0	0
Book, Periodical & Music Stores	4512	$538,562	$309,171	$229,391	27.1	1
General Merchandise Stores	452	$23,817,772	$941,538	$22,876,234	92.4	1
Department Stores Excluding Leased Depts.	4521	$17,804,501	$0	$17,804,501	100.0	0
Other General Merchandise Stores	4529	$6,013,271	$941,538	$5,071,733	72.9	1
Miscellaneous Store Retailers	453	$5,304,021	$2,587,671	$2,716,350	34.4	7
Florists	4531	$272,712	$0	$272,712	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$1,076,032	$294,727	$781,305	57.0	1
Used Merchandise Stores	4533	$664,111	$541,708	$122,403	10.2	1
Other Miscellaneous Store Retailers	4539	$3,291,166	$1,751,236	$1,539,930	30.5	4
Nonstore Retailers	454	$2,131,237	$0	$2,131,237	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$1,685,271	$0	$1,685,271	100.0	0
Vending Machine Operators	4542	$100,006	$0	$100,006	100.0	0
Direct Selling Establishments	4543	$345,960	$0	$345,960	100.0	0
Food Services & Drinking Places	722	$14,629,701	$7,120,986	$7,508,715	34.5	9
Special Food Services	7223	$365,744	$0	$365,744	100.0	0
Drinking Places - Alcoholic Beverages	7224	$830,411	$276,680	$553,731	50.0	1
Restaurants/Other Eating Places	7225	$13,433,546	$6,840,679	$6,592,867	32.5	8

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

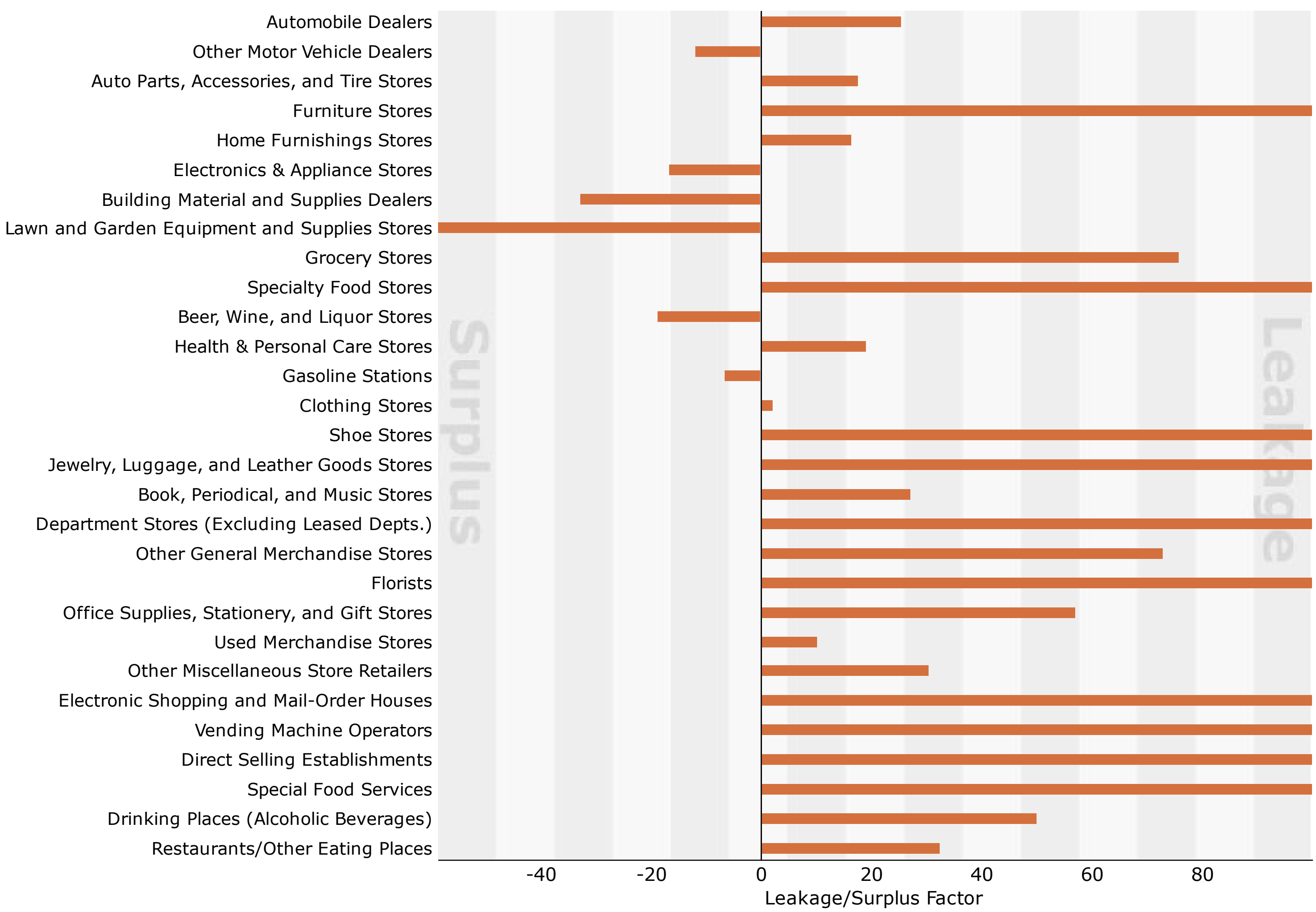
November 20, 2017

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Leakage/Surplus Factor by Industry Subsector

Leakage/Surplus Factor by Industry Group



November 20, 2017

Retail MarketPlace Profile

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Summary Demographics	
2017 Population	37,025
2017 Households	15,763
2017 Median Disposable Income	$42,012
2017 Per Capita Income	$29,946

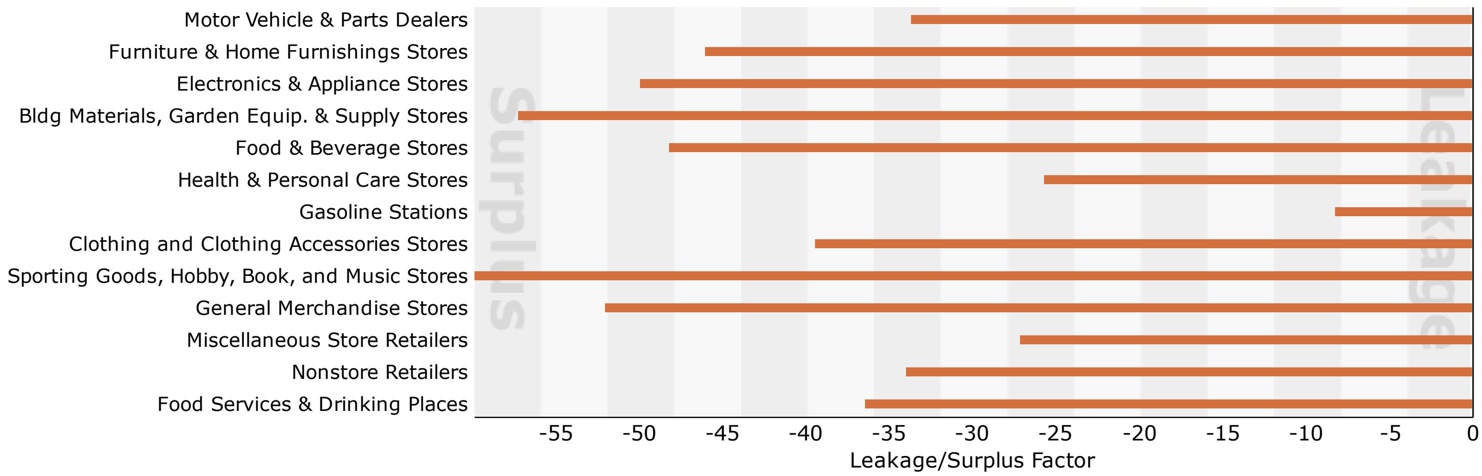
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$533,448,563	$1,302,350,571	-$768,902,008	-41.9	473
Total Retail Trade	44-45	$482,243,076	$1,192,181,826	-$709,938,750	-42.4	354
Total Food & Drink	722	$51,205,487	$110,168,745	-$58,963,258	-36.5	119

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$102,084,792	$206,002,223	-$103,917,431	-33.7	46
Automobile Dealers	4411	$81,935,419	$159,220,623	-$77,285,204	-32.0	19
Other Motor Vehicle Dealers	4412	$11,420,519	$23,754,675	-$12,334,156	-35.1	8
Auto Parts, Accessories & Tire Stores	4413	$8,728,854	$23,026,924	-$14,298,070	-45.0	19
Furniture & Home Furnishings Stores	442	$15,008,395	$40,668,797	-$25,660,402	-46.1	24
Furniture Stores	4421	$9,120,128	$31,848,181	-$22,728,053	-55.5	13
Home Furnishings Stores	4422	$5,888,267	$8,820,616	-$2,932,349	-19.9	11
Electronics & Appliance Stores	443	$17,451,020	$52,403,817	-$34,952,797	-50.0	20
Bldg Materials, Garden Equip. & Supply Stores	444	$33,538,150	$123,644,408	-$90,106,258	-57.3	27
Bldg Material & Supplies Dealers	4441	$30,286,498	$119,527,304	-$89,240,806	-59.6	24
Lawn & Garden Equip & Supply Stores	4442	$3,251,652	$4,117,104	-$865,452	-11.7	3
Food & Beverage Stores	445	$76,181,352	$217,945,548	-$141,764,196	-48.2	29
Grocery Stores	4451	$63,309,898	$192,676,731	-$129,366,833	-50.5	12
Specialty Food Stores	4452	$3,912,693	$2,511,658	$1,401,035	21.8	6
Beer, Wine & Liquor Stores	4453	$8,958,761	$22,757,159	-$13,798,398	-43.5	11
Health & Personal Care Stores	446,4461	$33,873,092	$57,367,458	-$23,494,366	-25.7	34
Gasoline Stations	447,4471	$54,512,169	$64,345,929	-$9,833,760	-8.3	18
Clothing & Clothing Accessories Stores	448	$24,740,033	$57,010,591	-$32,270,558	-39.5	53
Clothing Stores	4481	$17,001,381	$37,815,865	-$20,814,484	-38.0	32
Shoe Stores	4482	$3,578,464	$10,124,258	-$6,545,794	-47.8	10
Jewelry, Luggage & Leather Goods Stores	4483	$4,160,188	$9,070,468	-$4,910,280	-37.1	11
Sporting Goods, Hobby, Book & Music Stores	451	$14,508,389	$57,765,749	-$43,257,360	-59.9	32
Sporting Goods/Hobby/Musical Instr Stores	4511	$12,553,523	$51,913,917	-$39,360,394	-61.1	29
Book, Periodical & Music Stores	4512	$1,954,867	$5,851,832	-$3,896,965	-49.9	3
General Merchandise Stores	452	$83,863,669	$266,569,163	-$182,705,494	-52.1	13
Department Stores Excluding Leased Depts.	4521	$62,593,206	$203,520,614	-$140,927,408	-53.0	8
Other General Merchandise Stores	4529	$21,270,463	$63,048,549	-$41,778,086	-49.5	5
Miscellaneous Store Retailers	453	$18,885,077	$33,021,612	-$14,136,535	-27.2	56
Florists	4531	$945,333	$3,584,307	-$2,638,974	-58.3	5
Office Supplies, Stationery & Gift Stores	4532	$3,741,207	$7,804,672	-$4,063,465	-35.2	13
Used Merchandise Stores	4533	$2,369,386	$9,082,706	-$6,713,320	-58.6	16
Other Miscellaneous Store Retailers	4539	$11,829,151	$12,549,927	-$720,776	-3.0	22
Nonstore Retailers	454	$7,596,939	$15,436,530	-$7,839,591	-34.0	2
Electronic Shopping & Mail-Order Houses	4541	$5,910,727	$6,112,262	-$201,535	-1.7	1
Vending Machine Operators	4542	$354,779	$9,304,850	-$8,950,071	-92.7	1
Direct Selling Establishments	4543	$1,331,433	$0	$1,331,433	100.0	0
Food Services & Drinking Places	722	$51,205,487	$110,168,745	-$58,963,258	-36.5	119
Special Food Services	7223	$1,284,480	$2,533,610	-$1,249,130	-32.7	8
Drinking Places - Alcoholic Beverages	7224	$2,899,137	$4,528,980	-$1,629,843	-21.9	8
Restaurants/Other Eating Places	7225	$47,021,870	$103,106,156	-$56,084,286	-37.4	103

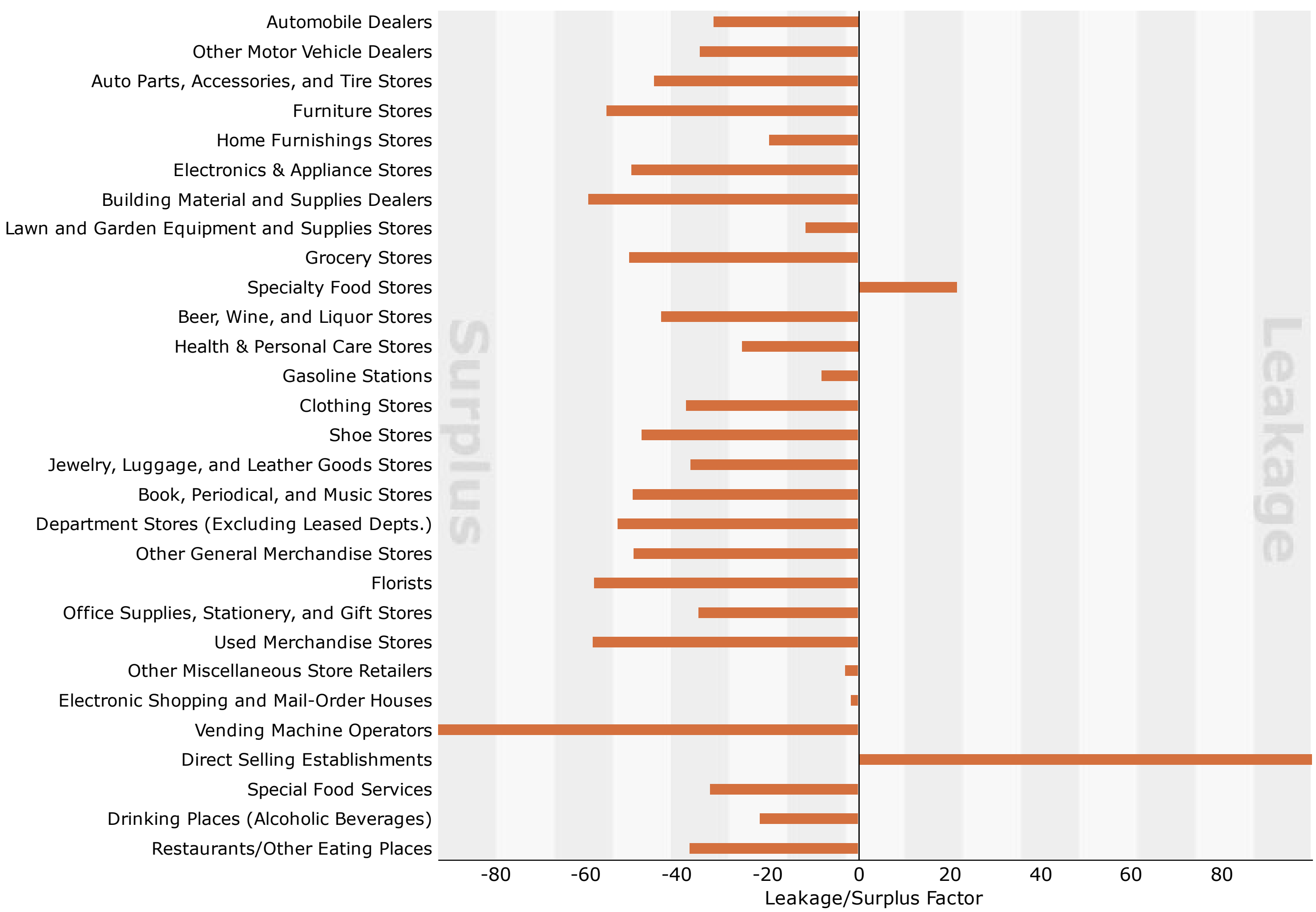
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

November 20, 2017

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



greater MANKATO growth

Retail MarketPlace Profile

Commerce Dr. - Drive Time
1800-1898 Commerce Dr, Mankato, Minnesota, 56003
Drive Time: 20 minute radius

Prepared by Esri
Latitude: 44.17889
Longitude: -94.04127

Summary Demographics						
2017 Population						89,382
2017 Households						34,075
2017 Median Disposable Income						$43,491
2017 Per Capita Income						$28,357

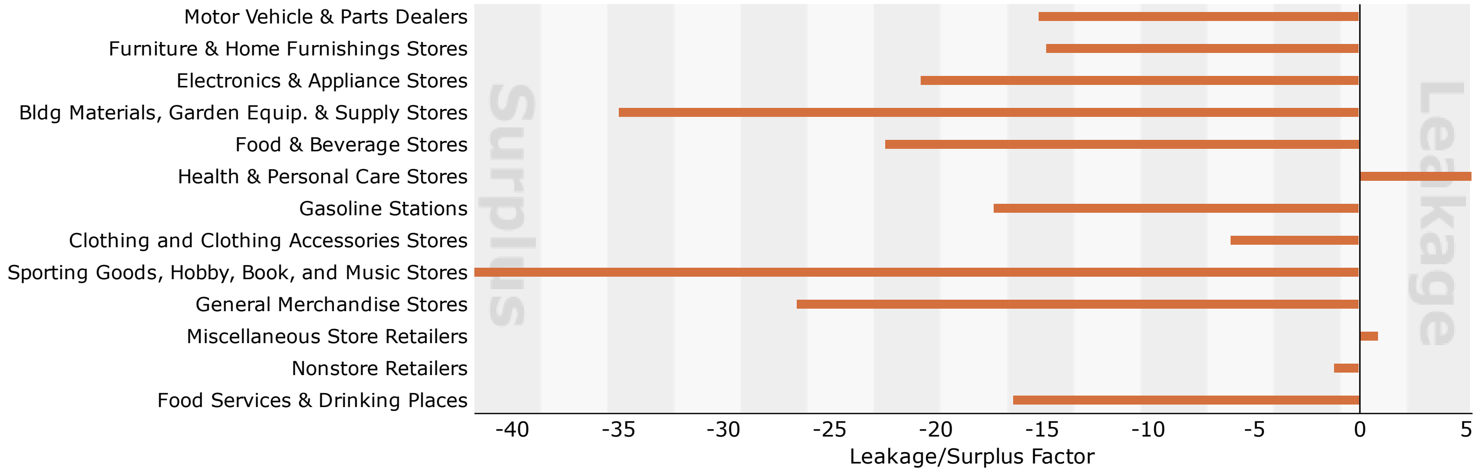
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$1,189,235,786	$1,759,029,828	-$569,794,042	-19.3	694
Total Retail Trade	44-45	$1,074,756,421	$1,599,546,294	-$524,789,873	-19.6	515
Total Food & Drink	722	$114,479,365	$159,483,534	-$45,004,169	-16.4	179

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$228,116,236	$310,165,239	-$82,049,003	-15.2	73
Automobile Dealers	4411	$183,157,869	$209,918,854	-$26,760,985	-6.8	29
Other Motor Vehicle Dealers	4412	$25,530,066	$72,411,809	-$46,881,743	-47.9	17
Auto Parts, Accessories & Tire Stores	4413	$19,428,301	$27,834,576	-$8,406,275	-17.8	27
Furniture & Home Furnishings Stores	442	$33,497,939	$45,105,640	-$11,607,701	-14.8	31
Furniture Stores	4421	$20,388,123	$34,743,100	-$14,354,977	-26.0	16
Home Furnishings Stores	4422	$13,109,816	$10,362,540	$2,747,276	11.7	15
Electronics & Appliance Stores	443	$38,946,866	$59,294,638	-$20,347,772	-20.7	25
Bldg Materials, Garden Equip. & Supply Stores	444	$74,668,398	$155,118,569	-$80,450,171	-35.0	50
Bldg Material & Supplies Dealers	4441	$67,448,247	$145,825,342	-$78,377,095	-36.7	40
Lawn & Garden Equip & Supply Stores	4442	$7,220,151	$9,293,228	-$2,073,077	-12.6	10
Food & Beverage Stores	445	$169,395,135	$267,049,734	-$97,654,599	-22.4	52
Grocery Stores	4451	$140,709,439	$221,911,739	-$81,202,300	-22.4	22
Specialty Food Stores	4452	$8,695,642	$8,375,220	$320,422	1.9	12
Beer, Wine & Liquor Stores	4453	$19,990,054	$36,762,774	-$16,772,720	-29.6	19
Health & Personal Care Stores	446,4461	$75,030,959	$67,534,302	$7,496,657	5.3	43
Gasoline Stations	447,4471	$121,495,024	$172,480,618	-$50,985,594	-17.3	28
Clothing & Clothing Accessories Stores	448	$55,333,528	$62,552,276	-$7,218,748	-6.1	63
Clothing Stores	4481	$38,025,027	$41,896,530	-$3,871,503	-4.8	40
Shoe Stores	4482	$8,005,542	$10,560,481	-$2,554,939	-13.8	10
Jewelry, Luggage & Leather Goods Stores	4483	$9,302,958	$10,095,265	-$792,307	-4.1	13
Sporting Goods, Hobby, Book & Music Stores	451	$32,436,172	$79,036,945	-$46,600,773	-41.8	46
Sporting Goods/Hobby/Musical Instr Stores	4511	$28,038,539	$64,003,313	-$35,964,774	-39.1	39
Book, Periodical & Music Stores	4512	$4,397,633	$15,033,632	-$10,635,999	-54.7	7
General Merchandise Stores	452	$186,866,647	$322,565,806	-$135,699,159	-26.6	17
Department Stores Excluding Leased Depts.	4521	$139,524,004	$235,761,560	-$96,237,556	-25.6	10
Other General Merchandise Stores	4529	$47,342,644	$86,804,246	-$39,461,602	-29.4	7
Miscellaneous Store Retailers	453	$42,044,094	$41,297,317	$746,777	0.9	81
Florists	4531	$2,096,180	$4,307,314	-$2,211,134	-34.5	7
Office Supplies, Stationery & Gift Stores	4532	$8,327,608	$9,224,301	-$896,693	-5.1	17
Used Merchandise Stores	4533	$5,305,372	$10,878,046	-$5,572,674	-34.4	27
Other Miscellaneous Store Retailers	4539	$26,314,934	$16,887,656	$9,427,278	21.8	31
Nonstore Retailers	454	$16,925,424	$17,345,210	-$419,786	-1.2	4
Electronic Shopping & Mail-Order Houses	4541	$13,191,861	$6,112,262	$7,079,599	36.7	1
Vending Machine Operators	4542	$789,304	$11,075,014	-$10,285,710	-86.7	1
Direct Selling Establishments	4543	$2,944,259	$157,934	$2,786,325	89.8	2
Food Services & Drinking Places	722	$114,479,365	$159,483,534	-$45,004,169	-16.4	179
Special Food Services	7223	$2,883,608	$3,071,036	-$187,428	-3.1	10
Drinking Places - Alcoholic Beverages	7224	$6,476,622	$8,118,799	-$1,642,177	-11.3	15
Restaurants/Other Eating Places	7225	$105,119,134	$148,293,699	-$43,174,565	-17.0	155

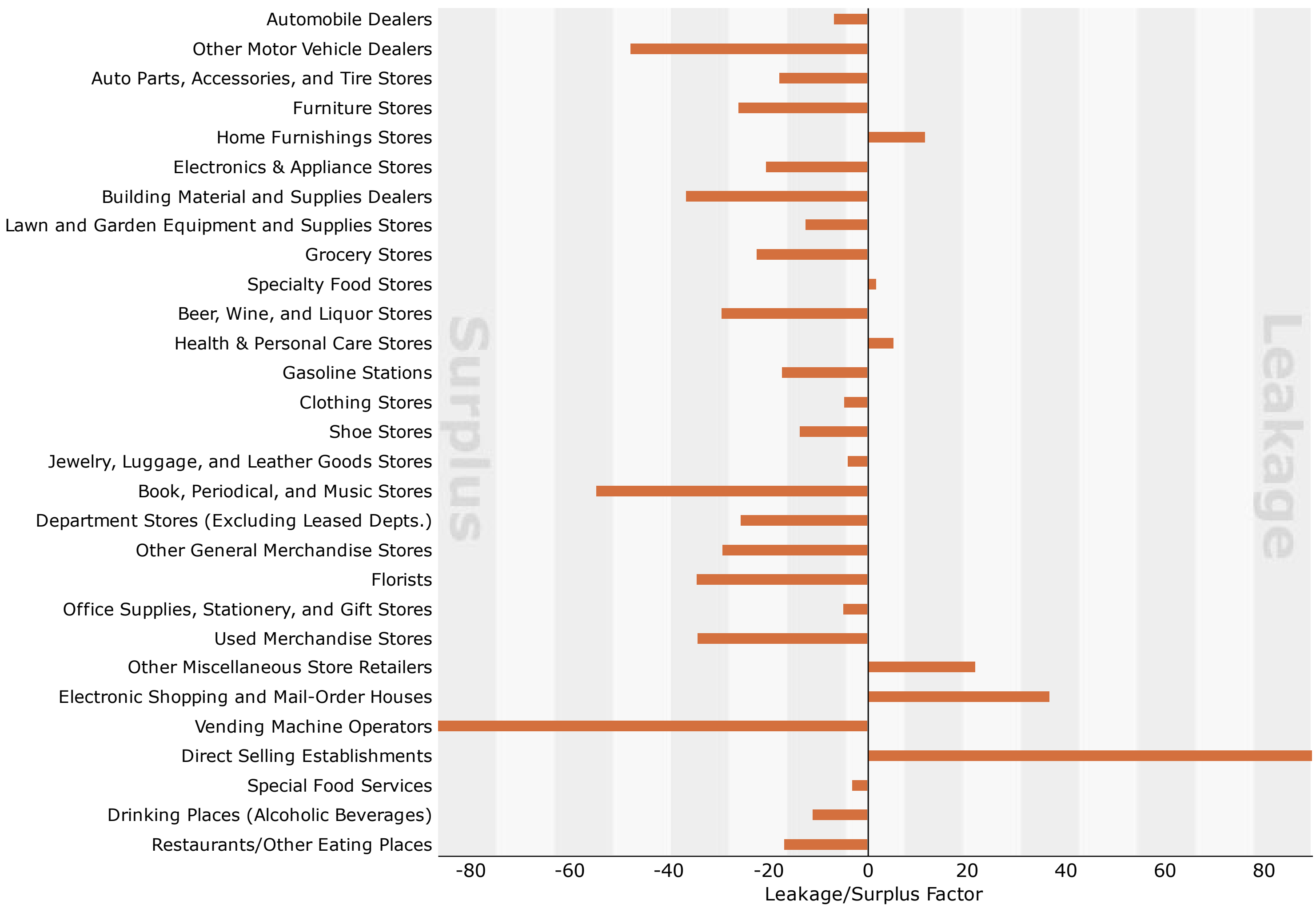
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

November 20, 2017

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



B.2 – Retail Marketplace Profile & Business Summary: Upper North Mankato

Retail MarketPlace Profile

North Mankato
Area: 4.7 square miles

Prepared by Esri

Summary Demographics	
2017 Population	9,660
2017 Households	3,973
2017 Median Disposable Income	$52,094
2017 Per Capita Income	$34,226

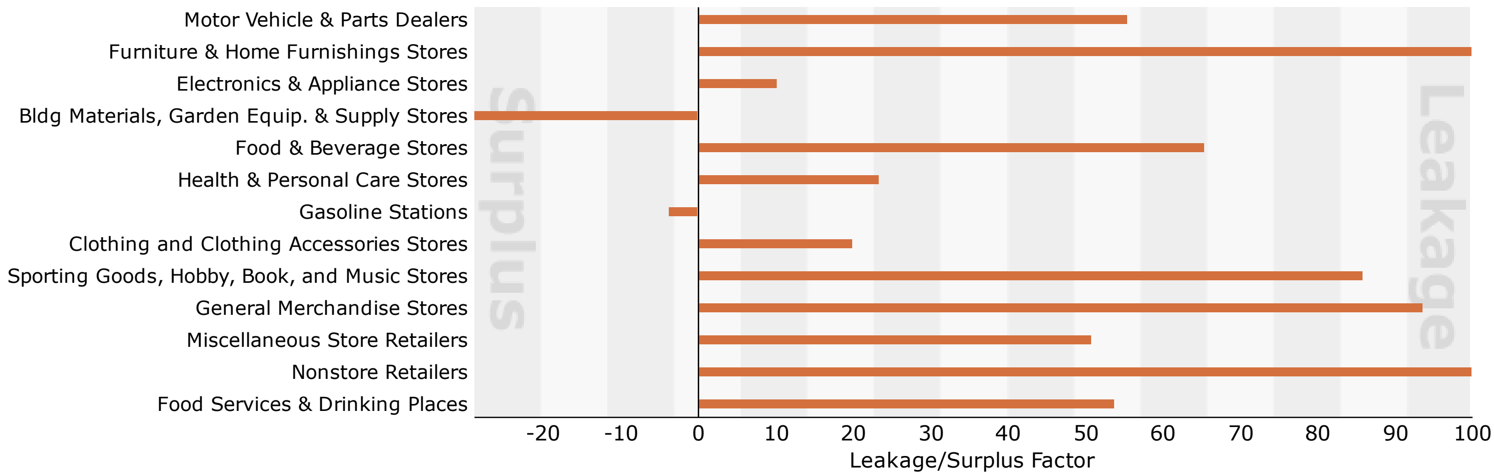
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$158,971,620	$72,537,685	$86,433,935	37.3	36
Total Retail Trade	44-45	$143,650,677	$67,943,111	$75,707,566	35.8	29
Total Food & Drink	722	$15,320,944	$4,594,574	$10,726,370	53.9	7

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$30,483,611	$8,735,320	$21,748,291	55.5	2
Automobile Dealers	4411	$24,449,274	$8,627,763	$15,821,511	47.8	1
Other Motor Vehicle Dealers	4412	$3,438,364	$0	$3,438,364	100.0	0
Auto Parts, Accessories & Tire Stores	4413	$2,595,974	$90,661	$2,505,313	93.3	1
Furniture & Home Furnishings Stores	442	$4,552,224	$0	$4,552,224	100.0	0
Furniture Stores	4421	$2,725,246	$0	$2,725,246	100.0	0
Home Furnishings Stores	4422	$1,826,978	$0	$1,826,978	100.0	0
Electronics & Appliance Stores	443	$5,218,642	$4,252,248	$966,394	10.2	3
Bldg Materials, Garden Equip. & Supply Stores	444	$10,373,520	$18,833,728	-$8,460,208	-29.0	4
Bldg Material & Supplies Dealers	4441	$9,416,427	$15,332,302	-$5,915,875	-23.9	3
Lawn & Garden Equip & Supply Stores	4442	$957,093	$3,501,426	-$2,544,333	-57.1	1
Food & Beverage Stores	445	$22,432,670	$4,683,877	$17,748,793	65.5	2
Grocery Stores	4451	$18,632,171	$2,259,493	$16,372,678	78.4	1
Specialty Food Stores	4452	$1,150,350	$0	$1,150,350	100.0	0
Beer, Wine & Liquor Stores	4453	$2,650,148	$2,422,211	$227,937	4.5	1
Health & Personal Care Stores	446,4461	$10,048,864	$6,221,204	$3,827,660	23.5	2
Gasoline Stations	447,4471	$16,082,203	$17,337,385	-$1,255,182	-3.8	5
Clothing & Clothing Accessories Stores	448	$7,395,855	$4,929,213	$2,466,642	20.0	4
Clothing Stores	4481	$5,072,714	$4,929,213	$143,501	1.4	4
Shoe Stores	4482	$1,082,477	$0	$1,082,477	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$1,240,664	$0	$1,240,664	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$4,330,395	$325,238	$4,005,157	86.0	1
Sporting Goods/Hobby/Musical Instr Stores	4511	$3,768,754	$0	$3,768,754	100.0	0
Book, Periodical & Music Stores	4512	$561,642	$309,171	$252,471	29.0	1
General Merchandise Stores	452	$24,947,122	$810,403	$24,136,719	93.7	1
Department Stores Excluding Leased Depts.	4521	$18,647,586	$0	$18,647,586	100.0	0
Other General Merchandise Stores	4529	$6,299,536	$810,403	$5,489,133	77.2	1
Miscellaneous Store Retailers	453	$5,557,485	$1,808,565	$3,748,920	50.9	6
Florists	4531	$286,297	$0	$286,297	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$1,128,191	$138,328	$989,863	78.2	1
Used Merchandise Stores	4533	$693,877	$222,108	$471,769	51.5	1
Other Miscellaneous Store Retailers	4539	$3,449,121	$1,448,129	$2,000,992	40.9	4
Nonstore Retailers	454	$2,228,085	$0	$2,228,085	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$1,764,856	$0	$1,764,856	100.0	0
Vending Machine Operators	4542	$104,647	$0	$104,647	100.0	0
Direct Selling Establishments	4543	$358,582	$0	$358,582	100.0	0
Food Services & Drinking Places	722	$15,320,944	$4,594,574	$10,726,370	53.9	7
Special Food Services	7223	$384,333	$0	$384,333	100.0	0
Drinking Places - Alcoholic Beverages	7224	$867,574	$0	$867,574	100.0	0
Restaurants/Other Eating Places	7225	$14,069,036	$4,594,574	$9,474,462	50.8	7

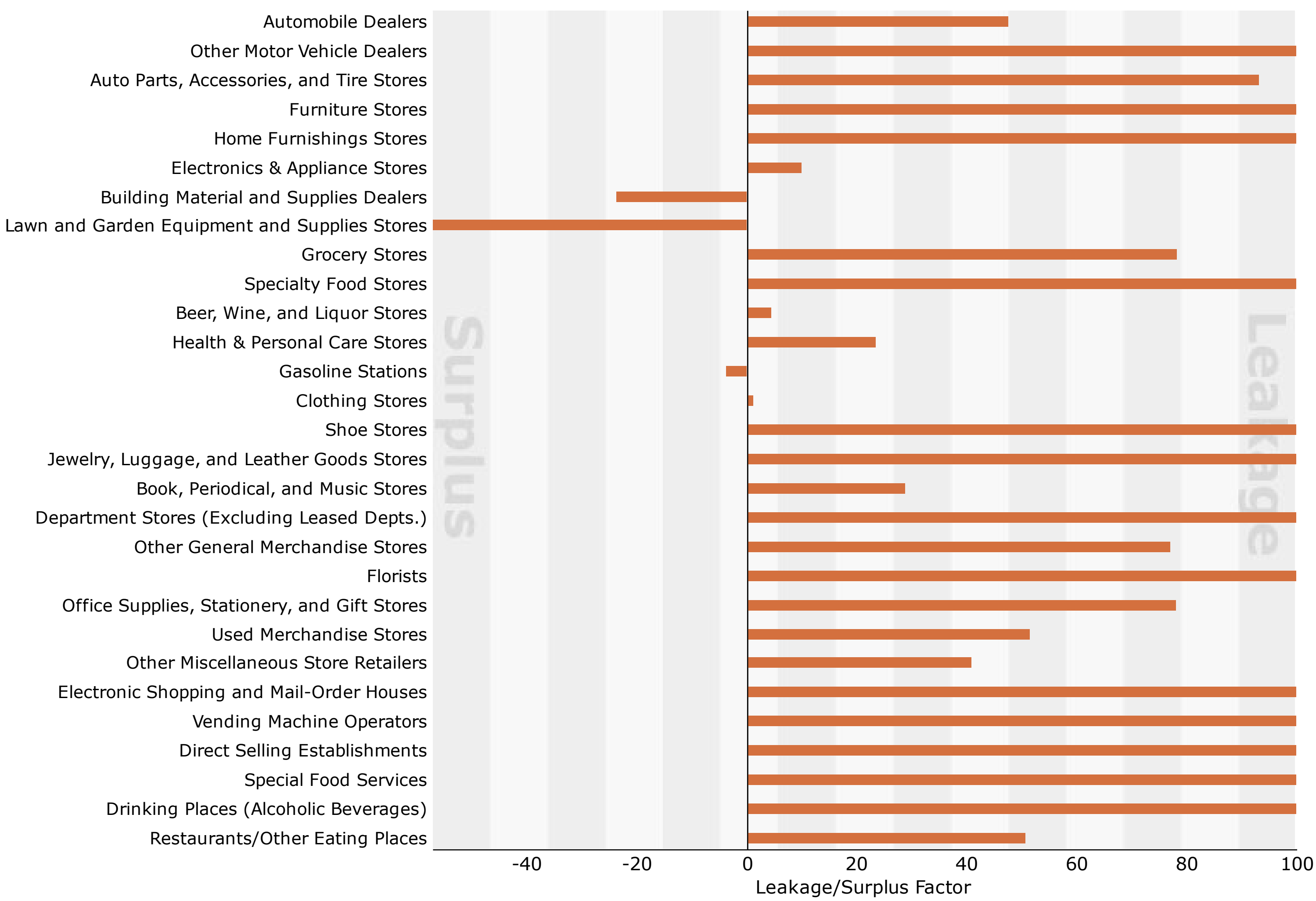
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

February 22, 2018

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



February 22, 2018

Business Summary

North Mankato — Prepared by Esri

Area: 4.7 square miles

Data for all businesses in area				
Total Businesses:	277			
Total Employees:	6,137			
Total Residential Population:	9,660			
Employee/Residential Population Ratio (per 100 Residents)	64			

	Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	5	1.8%	10	0.2%
Construction	10	3.6%	29	0.5%
Manufacturing	29	10.5%	3,160	51.5%
Transportation	5	1.8%	78	1.3%
Communication	7	2.5%	195	3.2%
Utility	3	1.1%	26	0.4%
Wholesale Trade	12	4.3%	202	3.3%
Retail Trade Summary	40	14.4%	526	8.6%
Home Improvement	4	1.4%	150	2.4%
General Merchandise Stores	1	0.4%	12	0.2%
Food Stores	2	0.7%	31	0.5%
Auto Dealers, Gas Stations, Auto Aftermarket	6	2.2%	58	0.9%
Apparel & Accessory Stores	4	1.4%	53	0.9%
Furniture & Home Furnishings	3	1.1%	22	0.4%
Eating & Drinking Places	8	2.9%	145	2.4%
Miscellaneous Retail	13	4.7%	55	0.9%
Finance, Insurance, Real Estate Summary	36	13.0%	434	7.1%
Banks, Savings & Lending Institutions	5	1.8%	32	0.5%
Securities Brokers	5	1.8%	16	0.3%
Insurance Carriers & Agents	7	2.5%	16	0.3%
Real Estate, Holding, Other Investment Offices	19	6.9%	370	6.0%
Services Summary	112	40.4%	1,347	21.9%
Hotels & Lodging	1	0.4%	7	0.1%
Automotive Services	6	2.2%	18	0.3%
Motion Pictures & Amusements	8	2.9%	85	1.4%
Health Services	16	5.8%	153	2.5%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	15	5.4%	523	8.5%
Other Services	66	23.8%	561	9.1%
Government	9	3.2%	130	2.1%
Unclassified Establishments	10	3.6%	0	0.0%
Totals	277	100.0%	6,137	100.0%

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

February 22, 2018

Business Summary

North Mankato
Area: 4.7 square miles

Prepared by Esri

by NAICS Codes	Businesses Number	Businesses Percent	Employees Number	Employees Percent
Agriculture, Forestry, Fishing & Hunting	1	0.4%	3	0.0%
Mining	0	0.0%	0	0.0%
Utilities	3	1.1%	26	0.4%
Construction	13	4.7%	34	0.6%
Manufacturing	24	8.7%	2,872	46.8%
Wholesale Trade	12	4.3%	202	3.3%
Retail Trade	32	11.6%	382	6.2%
Motor Vehicle & Parts Dealers	2	0.7%	29	0.5%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	3	1.1%	22	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	4	1.4%	150	2.4%
Food & Beverage Stores	3	1.1%	42	0.7%
Health & Personal Care Stores	2	0.7%	22	0.4%
Gasoline Stations	4	1.4%	30	0.5%
Clothing & Clothing Accessories Stores	4	1.4%	53	0.9%
Sport Goods, Hobby, Book, & Music Stores	1	0.4%	3	0.0%
General Merchandise Stores	1	0.4%	12	0.2%
Miscellaneous Store Retailers	7	2.5%	19	0.3%
Nonstore Retailers	2	0.7%	0	0.0%
Transportation & Warehousing	4	1.4%	77	1.3%
Information	16	5.8%	510	8.3%
Finance & Insurance	17	6.1%	64	1.0%
Central Bank/Credit Intermediation & Related Activities	5	1.8%	32	0.5%
Securities, Commodity Contracts & Other Financial	5	1.8%	16	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	7	2.5%	16	0.3%
Real Estate, Rental & Leasing	20	7.2%	125	2.0%
Professional, Scientific & Tech Services	17	6.1%	160	2.6%
Legal Services	1	0.4%	2	0.0%
Management of Companies & Enterprises	1	0.4%	250	4.1%
Administrative & Support & Waste Management & Remediation	9	3.2%	40	0.7%
Educational Services	14	5.1%	514	8.4%
Health Care & Social Assistance	30	10.8%	319	5.2%
Arts, Entertainment & Recreation	6	2.2%	81	1.3%
Accommodation & Food Services	9	3.2%	152	2.5%
Accommodation	1	0.4%	7	0.1%
Food Services & Drinking Places	8	2.9%	145	2.4%
Other Services (except Public Administration)	33	11.9%	196	3.2%
Automotive Repair & Maintenance	5	1.8%	17	0.3%
Public Administration	9	3.2%	130	2.1%
Unclassified Establishments	10	3.6%	0	0.0%
Total	277	100.0%	6,137	100.0%

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

February 22, 2018

B.3 – Retail Market Potential & Retail Marketplace Profile: 5, 10, and 20-minute Walk Radii (From Commerce Drive in front of Kwik Trip)

Retail Market Potential

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 5 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Demographic Summary	2017	2022
Population	3	3
Population 18+	2	2
Households	1	1
Median Household Income	$0	$0

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	1	50.0%	105
Bought any women's clothing in last 12 months	1	50.0%	115
Bought clothing for child <13 years in last 6 months	0	0.0%	0
Bought any shoes in last 12 months	1	50.0%	93
Bought costume jewelry in last 12 months	0	0.0%	0
Bought any fine jewelry in last 12 months	0	0.0%	0
Bought a watch in last 12 months	0	0.0%	0
Automobiles (Households)			
HH owns/leases any vehicle	1	100.0%	117
HH bought/leased new vehicle last 12 mo	0	0.0%	0
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	2	100.0%	118
Bought/changed motor oil in last 12 months	1	50.0%	104
Had tune-up in last 12 months	1	50.0%	175
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	1	50.0%	75
Drank regular cola in last 6 months	1	50.0%	113
Drank beer/ale in last 6 months	1	50.0%	118
Cameras (Adults)			
Own digital point & shoot camera/camcorder	0	0.0%	0
Own digital SLR camera/camcorder	0	0.0%	0
Printed digital photos in last 12 months	0	0.0%	0
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	1	50.0%	138
Have a smartphone	1	50.0%	75
Have a smartphone: Android phone (any brand)	1	50.0%	157
Have a smartphone: Apple iPhone	0	0.0%	0
Number of cell phones in household: 1	0	0.0%	0
Number of cell phones in household: 2	0	0.0%	0
Number of cell phones in household: 3+	0	0.0%	0
HH has cell phone only (no landline telephone)	1	100.0%	221
Computers (Households)			
HH owns a computer	1	100.0%	131
HH owns desktop computer	0	0.0%	0
HH owns laptop/notebook	0	0.0%	0
HH owns any Apple/Mac brand computer	0	0.0%	0
HH owns any PC/non-Apple brand computer	1	100.0%	151
HH purchased most recent computer in a store	0	0.0%	0
HH purchased most recent computer online	0	0.0%	0
Spent <$500 on most recent home computer	0	0.0%	0
Spent $500-$999 on most recent home computer	0	0.0%	0
Spent $1,000-$1,499 on most recent home computer	0	0.0%	0
Spent $1,500-$1,999 on most recent home computer	0	0.0%	0
Spent $2,000+ on most recent home computer	0	0.0%	0

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

January 09, 2018

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	1	50.0%	100
Bought brewed coffee at convenience store in last 30 days	0	0.0%	0
Bought cigarettes at convenience store in last 30 days	0	0.0%	0
Bought gas at convenience store in last 30 days	1	50.0%	148
Spent at convenience store in last 30 days: <$20	0	0.0%	0
Spent at convenience store in last 30 days: $20-$39	0	0.0%	0
Spent at convenience store in last 30 days: $40-$50	0	0.0%	0
Spent at convenience store in last 30 days: $51-$99	0	0.0%	0
Spent at convenience store in last 30 days: $100+	1	50.0%	213
Entertainment (Adults)			
Attended a movie in last 6 months	1	50.0%	85
Went to live theater in last 12 months	0	0.0%	0
Went to a bar/night club in last 12 months	0	0.0%	0
Dined out in last 12 months	1	50.0%	111
Gambled at a casino in last 12 months	0	0.0%	0
Visited a theme park in last 12 months	0	0.0%	0
Viewed movie (video-on-demand) in last 30 days	0	0.0%	0
Viewed TV show (video-on-demand) in last 30 days	0	0.0%	0
Watched any pay-per-view TV in last 12 months	0	0.0%	0
Downloaded a movie over the Internet in last 30 days	0	0.0%	0
Downloaded any individual song in last 6 months	1	50.0%	236
Watched a movie online in the last 30 days	0	0.0%	0
Watched a TV program online in last 30 days	0	0.0%	0
Played a video/electronic game (console) in last 12 months	0	0.0%	0
Played a video/electronic game (portable) in last 12 months	0	0.0%	0
Financial (Adults)			
Have home mortgage (1st)	0	0.0%	0
Used ATM/cash machine in last 12 months	1	50.0%	101
Own any stock	0	0.0%	0
Own U.S. savings bond	0	0.0%	0
Own shares in mutual fund (stock)	0	0.0%	0
Own shares in mutual fund (bonds)	0	0.0%	0
Have interest checking account	0	0.0%	0
Have non-interest checking account	1	50.0%	170
Have savings account	1	50.0%	92
Have 401K retirement savings plan	0	0.0%	0
Own/used any credit/debit card in last 12 months	1	50.0%	66
Avg monthly credit card expenditures: <$111	0	0.0%	0
Avg monthly credit card expenditures: $111-$225	0	0.0%	0
Avg monthly credit card expenditures: $226-$450	0	0.0%	0
Avg monthly credit card expenditures: $451-$700	0	0.0%	0
Avg monthly credit card expenditures: $701-$1,000	0	0.0%	0
Avg monthly credit card expenditures: $1,001+	0	0.0%	0
Did banking online in last 12 months	1	50.0%	137
Did banking on mobile device in last 12 months	0	0.0%	0
Paid bills online in last 12 months	1	50.0%	112

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 5 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	1	100.0%	144
Used bread in last 6 months	1	100.0%	106
Used chicken (fresh or frozen) in last 6 months	1	100.0%	145
Used turkey (fresh or frozen) in last 6 months	0	0.0%	0
Used fish/seafood (fresh or frozen) in last 6 months	1	100.0%	183
Used fresh fruit/vegetables in last 6 months	1	100.0%	115
Used fresh milk in last 6 months	1	100.0%	114
Used organic food in last 6 months	0	0.0%	0
Health (Adults)			
Exercise at home 2+ times per week	1	50.0%	173
Exercise at club 2+ times per week	0	0.0%	0
Visited a doctor in last 12 months	2	100.0%	132
Used vitamin/dietary supplement in last 6 months	1	50.0%	95
Home (Households)			
Any home improvement in last 12 months	0	0.0%	0
Used housekeeper/maid/professional HH cleaning service in last 12	0	0.0%	0
Purchased low ticket HH furnishings in last 12 months	0	0.0%	0
Purchased big ticket HH furnishings in last 12 months	0	0.0%	0
Bought any small kitchen appliance in last 12 months	0	0.0%	0
Bought any large kitchen appliance in last 12 months	0	0.0%	0
Insurance (Adults/Households)			
Currently carry life insurance	1	50.0%	116
Carry medical/hospital/accident insurance	1	50.0%	72
Carry homeowner insurance	1	50.0%	107
Carry renter's insurance	0	0.0%	0
Have auto insurance: 1 vehicle in household covered	0	0.0%	0
Have auto insurance: 2 vehicles in household covered	0	0.0%	0
Have auto insurance: 3+ vehicles in household covered	0	0.0%	0
Pets (Households)			
Household owns any pet	0	0.0%	0
Household owns any cat	0	0.0%	0
Household owns any dog	0	0.0%	0
Psychographics (Adults)			
Buying American is important to me	1	50.0%	120
Usually buy items on credit rather than wait	0	0.0%	0
Usually buy based on quality - not price	0	0.0%	0
Price is usually more important than brand name	1	50.0%	188
Usually use coupons for brands I buy often	0	0.0%	0
Am interested in how to help the environment	0	0.0%	0
Usually pay more for environ safe product	0	0.0%	0
Usually value green products over convenience	0	0.0%	0
Likely to buy a brand that supports a charity	1	50.0%	143
Reading (Adults)			
Bought digital book in last 12 months	0	0.0%	0
Bought hardcover book in last 12 months	0	0.0%	0
Bought paperback book in last 12 month	1	50.0%	168
Read any daily newspaper (paper version)	1	50.0%	207
Read any digital newspaper in last 30 days	1	50.0%	147
Read any magazine (paper/electronic version) in last 6 months	2	100.0%	111

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Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

January 09, 2018

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 5 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	1	50.0%	67
Went to family restaurant/steak house: 4+ times a month	1	50.0%	182
Went to fast food/drive-in restaurant in last 6 months	2	100.0%	111
Went to fast food/drive-in restaurant 9+ times/mo	1	50.0%	127
Fast food/drive-in last 6 months: eat in	1	50.0%	137
Fast food/drive-in last 6 months: home delivery	0	0.0%	0
Fast food/drive-in last 6 months: take-out/drive-thru	1	50.0%	109
Fast food/drive-in last 6 months: take-out/walk-in	0	0.0%	0
Television & Electronics (Adults/Households)			
Own any tablet	1	50.0%	148
Own any e-reader	0	0.0%	0
Own e-reader/tablet: iPad	0	0.0%	0
HH has Internet connectable TV	0	0.0%	0
Own any portable MP3 player	1	50.0%	179
HH owns 1 TV	0	0.0%	0
HH owns 2 TVs	0	0.0%	0
HH owns 3 TVs	0	0.0%	0
HH owns 4+ TVs	0	0.0%	0
HH subscribes to cable TV	1	100.0%	209
HH subscribes to fiber optic	0	0.0%	0
HH owns portable GPS navigation device	0	0.0%	0
HH purchased video game system in last 12 mos	0	0.0%	0
HH owns Internet video device for TV	0	0.0%	0
Travel (Adults)			
Domestic travel in last 12 months	1	50.0%	98
Took 3+ domestic non-business trips in last 12 months	0	0.0%	0
Spent on domestic vacations in last 12 months: <$1,000	0	0.0%	0
Spent on domestic vacations in last 12 months: $1,000-$1,499	0	0.0%	0
Spent on domestic vacations in last 12 months: $1,500-$1,999	0	0.0%	0
Spent on domestic vacations in last 12 months: $2,000-$2,999	0	0.0%	0
Spent on domestic vacations in last 12 months: $3,000+	0	0.0%	0
Domestic travel in the 12 months: used general travel website	0	0.0%	0
Foreign travel in last 3 years	0	0.0%	0
Took 3+ foreign trips by plane in last 3 years	0	0.0%	0
Spent on foreign vacations in last 12 months: <$1,000	0	0.0%	0
Spent on foreign vacations in last 12 months: $1,000-$2,999	0	0.0%	0
Spent on foreign vacations in last 12 months: $3,000+	0	0.0%	0
Foreign travel in last 3 years: used general travel website	0	0.0%	0
Nights spent in hotel/motel in last 12 months: any	1	50.0%	121
Took cruise of more than one day in last 3 years	0	0.0%	0
Member of any frequent flyer program	0	0.0%	0
Member of any hotel rewards program	0	0.0%	0

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January 09, 2018

Retail Market Potential

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 10 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Demographic Summary	2017	2022
Population	870	869
Population 18+	696	684
Households	461	463
Median Household Income	$54,612	$58,966

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	305	43.8%	92
Bought any women's clothing in last 12 months	294	42.2%	97
Bought clothing for child <13 years in last 6 months	167	24.0%	87
Bought any shoes in last 12 months	363	52.2%	97
Bought costume jewelry in last 12 months	136	19.5%	102
Bought any fine jewelry in last 12 months	125	18.0%	100
Bought a watch in last 12 months	97	13.9%	91
Automobiles (Households)			
HH owns/leases any vehicle	388	84.2%	99
HH bought/leased new vehicle last 12 mo	31	6.7%	68
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	593	85.2%	100
Bought/changed motor oil in last 12 months	332	47.7%	99
Had tune-up in last 12 months	203	29.2%	102
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	452	64.9%	98
Drank regular cola in last 6 months	317	45.5%	103
Drank beer/ale in last 6 months	318	45.7%	108
Cameras (Adults)			
Own digital point & shoot camera/camcorder	150	21.6%	101
Own digital SLR camera/camcorder	58	8.3%	100
Printed digital photos in last 12 months	121	17.4%	125
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	266	38.2%	105
Have a smartphone	453	65.1%	97
Have a smartphone: Android phone (any brand)	226	32.5%	102
Have a smartphone: Apple iPhone	204	29.3%	96
Number of cell phones in household: 1	194	42.1%	132
Number of cell phones in household: 2	157	34.1%	90
Number of cell phones in household: 3+	78	16.9%	65
HH has cell phone only (no landline telephone)	237	51.4%	114
Computers (Households)			
HH owns a computer	334	72.5%	95
HH owns desktop computer	192	41.6%	98
HH owns laptop/notebook	242	52.5%	95
HH owns any Apple/Mac brand computer	56	12.1%	79
HH owns any PC/non-Apple brand computer	294	63.8%	96
HH purchased most recent computer in a store	160	34.7%	93
HH purchased most recent computer online	65	14.1%	108
Spent <$500 on most recent home computer	80	17.4%	113
Spent $500-$999 on most recent home computer	72	15.6%	85
Spent $1,000-$1,499 on most recent home computer	39	8.5%	93
Spent $1,500-$1,999 on most recent home computer	17	3.7%	86
Spent $2,000+ on most recent home computer	15	3.3%	91

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Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

January 09, 2018

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 10 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	342	49.1%	99
Bought brewed coffee at convenience store in last 30 days	130	18.7%	120
Bought cigarettes at convenience store in last 30 days	112	16.1%	133
Bought gas at convenience store in last 30 days	255	36.6%	108
Spent at convenience store in last 30 days: <$20	58	8.3%	106
Spent at convenience store in last 30 days: $20-$39	70	10.1%	110
Spent at convenience store in last 30 days: $40-$50	58	8.3%	110
Spent at convenience store in last 30 days: $51-$99	35	5.0%	108
Spent at convenience store in last 30 days: $100+	179	25.7%	110
Entertainment (Adults)			
Attended a movie in last 6 months	409	58.8%	99
Went to live theater in last 12 months	98	14.1%	108
Went to a bar/night club in last 12 months	128	18.4%	109
Dined out in last 12 months	308	44.3%	98
Gambled at a casino in last 12 months	85	12.2%	88
Visited a theme park in last 12 months	105	15.1%	84
Viewed movie (video-on-demand) in last 30 days	135	19.4%	106
Viewed TV show (video-on-demand) in last 30 days	93	13.4%	102
Watched any pay-per-view TV in last 12 months	79	11.4%	91
Downloaded a movie over the Internet in last 30 days	54	7.8%	94
Downloaded any individual song in last 6 months	173	24.9%	117
Watched a movie online in the last 30 days	144	20.7%	110
Watched a TV program online in last 30 days	139	20.0%	118
Played a video/electronic game (console) in last 12 months	76	10.9%	110
Played a video/electronic game (portable) in last 12 months	43	6.2%	137
Financial (Adults)			
Have home mortgage (1st)	171	24.6%	80
Used ATM/cash machine in last 12 months	347	49.9%	100
Own any stock	46	6.6%	91
Own U.S. savings bond	29	4.2%	81
Own shares in mutual fund (stock)	47	6.8%	92
Own shares in mutual fund (bonds)	31	4.5%	88
Have interest checking account	197	28.3%	104
Have non-interest checking account	232	33.3%	113
Have savings account	368	52.9%	97
Have 401K retirement savings plan	95	13.6%	93
Own/used any credit/debit card in last 12 months	521	74.9%	99
Avg monthly credit card expenditures: <$111	88	12.6%	105
Avg monthly credit card expenditures: $111-$225	54	7.8%	110
Avg monthly credit card expenditures: $226-$450	52	7.5%	113
Avg monthly credit card expenditures: $451-$700	25	3.6%	68
Avg monthly credit card expenditures: $701-$1,000	23	3.3%	71
Avg monthly credit card expenditures: $1,001+	60	8.6%	93
Did banking online in last 12 months	255	36.6%	100
Did banking on mobile device in last 12 months	122	17.5%	101
Paid bills online in last 12 months	306	44.0%	98

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January 09, 2018

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 10 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	319	69.2%	99
Used bread in last 6 months	428	92.8%	99
Used chicken (fresh or frozen) in last 6 months	308	66.8%	97
Used turkey (fresh or frozen) in last 6 months	70	15.2%	96
Used fish/seafood (fresh or frozen) in last 6 months	246	53.4%	98
Used fresh fruit/vegetables in last 6 months	400	86.8%	100
Used fresh milk in last 6 months	400	86.8%	99
Used organic food in last 6 months	91	19.7%	96
Health (Adults)			
Exercise at home 2+ times per week	218	31.3%	108
Exercise at club 2+ times per week	100	14.4%	108
Visited a doctor in last 12 months	534	76.7%	101
Used vitamin/dietary supplement in last 6 months	384	55.2%	105
Home (Households)			
Any home improvement in last 12 months	106	23.0%	85
Used housekeeper/maid/professional HH cleaning service in last 12	56	12.1%	91
Purchased low ticket HH furnishings in last 12 months	74	16.1%	99
Purchased big ticket HH furnishings in last 12 months	100	21.7%	101
Bought any small kitchen appliance in last 12 months	110	23.9%	108
Bought any large kitchen appliance in last 12 months	53	11.5%	91
Insurance (Adults/Households)			
Currently carry life insurance	286	41.1%	95
Carry medical/hospital/accident insurance	489	70.3%	102
Carry homeowner insurance	292	42.0%	89
Carry renter's insurance	88	12.6%	144
Have auto insurance: 1 vehicle in household covered	187	40.6%	130
Have auto insurance: 2 vehicles in household covered	108	23.4%	82
Have auto insurance: 3+ vehicles in household covered	68	14.8%	68
Pets (Households)			
Household owns any pet	231	50.1%	92
Household owns any cat	109	23.6%	105
Household owns any dog	156	33.8%	82
Psychographics (Adults)			
Buying American is important to me	299	43.0%	103
Usually buy items on credit rather than wait	85	12.2%	100
Usually buy based on quality - not price	132	19.0%	103
Price is usually more important than brand name	181	26.0%	98
Usually use coupons for brands I buy often	149	21.4%	118
Am interested in how to help the environment	108	15.5%	94
Usually pay more for environ safe product	97	13.9%	104
Usually value green products over convenience	85	12.2%	113
Likely to buy a brand that supports a charity	245	35.2%	101
Reading (Adults)			
Bought digital book in last 12 months	101	14.5%	102
Bought hardcover book in last 12 months	151	21.7%	106
Bought paperback book in last 12 month	214	30.7%	103
Read any daily newspaper (paper version)	188	27.0%	112
Read any digital newspaper in last 30 days	246	35.3%	104
Read any magazine (paper/electronic version) in last 6 months	634	91.1%	101

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January 09, 2018

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 10 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	518	74.4%	99
Went to family restaurant/steak house: 4+ times a month	192	27.6%	101
Went to fast food/drive-in restaurant in last 6 months	631	90.7%	101
Went to fast food/drive-in restaurant 9+ times/mo	276	39.7%	101
Fast food/drive-in last 6 months: eat in	249	35.8%	98
Fast food/drive-in last 6 months: home delivery	58	8.3%	108
Fast food/drive-in last 6 months: take-out/drive-thru	352	50.6%	110
Fast food/drive-in last 6 months: take-out/walk-in	147	21.1%	105
Television & Electronics (Adults/Households)			
Own any tablet	228	32.8%	97
Own any e-reader	54	7.8%	90
Own e-reader/tablet: iPad	134	19.3%	93
HH has Internet connectable TV	88	19.1%	95
Own any portable MP3 player	195	28.0%	100
HH owns 1 TV	116	25.2%	121
HH owns 2 TVs	145	31.5%	121
HH owns 3 TVs	85	18.4%	86
HH owns 4+ TVs	56	12.1%	67
HH subscribes to cable TV	260	56.4%	118
HH subscribes to fiber optic	22	4.8%	60
HH owns portable GPS navigation device	112	24.3%	90
HH purchased video game system in last 12 mos	31	6.7%	87
HH owns Internet video device for TV	41	8.9%	80
Travel (Adults)			
Domestic travel in last 12 months	343	49.3%	97
Took 3+ domestic non-business trips in last 12 months	71	10.2%	91
Spent on domestic vacations in last 12 months: <$1,000	80	11.5%	111
Spent on domestic vacations in last 12 months: $1,000-$1,499	32	4.6%	81
Spent on domestic vacations in last 12 months: $1,500-$1,999	18	2.6%	70
Spent on domestic vacations in last 12 months: $2,000-$2,999	22	3.2%	83
Spent on domestic vacations in last 12 months: $3,000+	34	4.9%	85
Domestic travel in the 12 months: used general travel website	44	6.3%	90
Foreign travel in last 3 years	136	19.5%	81
Took 3+ foreign trips by plane in last 3 years	27	3.9%	88
Spent on foreign vacations in last 12 months: <$1,000	19	2.7%	64
Spent on foreign vacations in last 12 months: $1,000-$2,999	20	2.9%	82
Spent on foreign vacations in last 12 months: $3,000+	23	3.3%	66
Foreign travel in last 3 years: used general travel website	30	4.3%	75
Nights spent in hotel/motel in last 12 months: any	266	38.2%	92
Took cruise of more than one day in last 3 years	49	7.0%	88
Member of any frequent flyer program	101	14.5%	89
Member of any hotel rewards program	106	15.2%	103

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January 09, 2018

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 20 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Demographic Summary	2017	2022
Population	3,855	3,907
Population 18+	3,029	3,044
Households	1,767	1,799
Median Household Income	$59,611	$66,740

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	1,402	46.3%	97
Bought any women's clothing in last 12 months	1,317	43.5%	100
Bought clothing for child <13 years in last 6 months	806	26.6%	97
Bought any shoes in last 12 months	1,629	53.8%	100
Bought costume jewelry in last 12 months	589	19.4%	102
Bought any fine jewelry in last 12 months	532	17.6%	97
Bought a watch in last 12 months	448	14.8%	97
Automobiles (Households)			
HH owns/leases any vehicle	1,545	87.4%	102
HH bought/leased new vehicle last 12 mo	154	8.7%	88
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	2,683	88.6%	104
Bought/changed motor oil in last 12 months	1,534	50.6%	105
Had tune-up in last 12 months	912	30.1%	105
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	1,971	65.1%	98
Drank regular cola in last 6 months	1,358	44.8%	102
Drank beer/ale in last 6 months	1,337	44.1%	104
Cameras (Adults)			
Own digital point & shoot camera/camcorder	691	22.8%	107
Own digital SLR camera/camcorder	290	9.6%	115
Printed digital photos in last 12 months	488	16.1%	116
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	1,140	37.6%	104
Have a smartphone	2,044	67.5%	101
Have a smartphone: Android phone (any brand)	985	32.5%	102
Have a smartphone: Apple iPhone	946	31.2%	102
Number of cell phones in household: 1	651	36.8%	115
Number of cell phones in household: 2	659	37.3%	99
Number of cell phones in household: 3+	360	20.4%	78
HH has cell phone only (no landline telephone)	881	49.9%	110
Computers (Households)			
HH owns a computer	1,345	76.1%	100
HH owns desktop computer	788	44.6%	105
HH owns laptop/notebook	981	55.5%	100
HH owns any Apple/Mac brand computer	233	13.2%	86
HH owns any PC/non-Apple brand computer	1,182	66.9%	101
HH purchased most recent computer in a store	650	36.8%	98
HH purchased most recent computer online	260	14.7%	113
Spent <$500 on most recent home computer	301	17.0%	111
Spent $500-$999 on most recent home computer	309	17.5%	96
Spent $1,000-$1,499 on most recent home computer	154	8.7%	96
Spent $1,500-$1,999 on most recent home computer	80	4.5%	106
Spent $2,000+ on most recent home computer	60	3.4%	95

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January 09, 2018

Retail Market Potential

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 20 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	1,505	49.7%	100
Bought brewed coffee at convenience store in last 30 days	524	17.3%	111
Bought cigarettes at convenience store in last 30 days	465	15.4%	127
Bought gas at convenience store in last 30 days	1,174	38.8%	114
Spent at convenience store in last 30 days: <$20	245	8.1%	103
Spent at convenience store in last 30 days: $20-$39	283	9.3%	102
Spent at convenience store in last 30 days: $40-$50	245	8.1%	107
Spent at convenience store in last 30 days: $51-$99	153	5.1%	109
Spent at convenience store in last 30 days: $100+	812	26.8%	114
Entertainment (Adults)			
Attended a movie in last 6 months	1,793	59.2%	100
Went to live theater in last 12 months	461	15.2%	117
Went to a bar/night club in last 12 months	539	17.8%	106
Dined out in last 12 months	1,409	46.5%	103
Gambled at a casino in last 12 months	376	12.4%	90
Visited a theme park in last 12 months	483	15.9%	89
Viewed movie (video-on-demand) in last 30 days	594	19.6%	107
Viewed TV show (video-on-demand) in last 30 days	439	14.5%	110
Watched any pay-per-view TV in last 12 months	358	11.8%	95
Downloaded a movie over the Internet in last 30 days	248	8.2%	99
Downloaded any individual song in last 6 months	734	24.2%	114
Watched a movie online in the last 30 days	611	20.2%	107
Watched a TV program online in last 30 days	585	19.3%	114
Played a video/electronic game (console) in last 12 months	330	10.9%	110
Played a video/electronic game (portable) in last 12 months	167	5.5%	123
Financial (Adults)			
Have home mortgage (1st)	900	29.7%	97
Used ATM/cash machine in last 12 months	1,550	51.2%	103
Own any stock	213	7.0%	97
Own U.S. savings bond	134	4.4%	86
Own shares in mutual fund (stock)	224	7.4%	101
Own shares in mutual fund (bonds)	155	5.1%	102
Have interest checking account	896	29.6%	109
Have non-interest checking account	1,020	33.7%	114
Have savings account	1,681	55.5%	102
Have 401K retirement savings plan	467	15.4%	105
Own/used any credit/debit card in last 12 months	2,332	77.0%	102
Avg monthly credit card expenditures: <$111	395	13.0%	109
Avg monthly credit card expenditures: $111-$225	229	7.6%	107
Avg monthly credit card expenditures: $226-$450	235	7.8%	118
Avg monthly credit card expenditures: $451-$700	133	4.4%	83
Avg monthly credit card expenditures: $701-$1,000	109	3.6%	78
Avg monthly credit card expenditures: $1,001+	288	9.5%	103
Did banking online in last 12 months	1,203	39.7%	109
Did banking on mobile device in last 12 months	584	19.3%	111
Paid bills online in last 12 months	1,428	47.1%	105

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January 09, 2018

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 20 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	1,253	70.9%	102
Used bread in last 6 months	1,652	93.5%	100
Used chicken (fresh or frozen) in last 6 months	1,224	69.3%	100
Used turkey (fresh or frozen) in last 6 months	277	15.7%	99
Used fish/seafood (fresh or frozen) in last 6 months	962	54.4%	100
Used fresh fruit/vegetables in last 6 months	1,541	87.2%	101
Used fresh milk in last 6 months	1,557	88.1%	101
Used organic food in last 6 months	342	19.4%	94
Health (Adults)			
Exercise at home 2+ times per week	945	31.2%	108
Exercise at club 2+ times per week	421	13.9%	104
Visited a doctor in last 12 months	2,345	77.4%	102
Used vitamin/dietary supplement in last 6 months	1,667	55.0%	105
Home (Households)			
Any home improvement in last 12 months	472	26.7%	98
Used housekeeper/maid/professional HH cleaning service in last 12	217	12.3%	92
Purchased low ticket HH furnishings in last 12 months	298	16.9%	104
Purchased big ticket HH furnishings in last 12 months	404	22.9%	107
Bought any small kitchen appliance in last 12 months	415	23.5%	106
Bought any large kitchen appliance in last 12 months	215	12.2%	96
Insurance (Adults/Households)			
Currently carry life insurance	1,353	44.7%	103
Carry medical/hospital/accident insurance	2,151	71.0%	103
Carry homeowner insurance	1,436	47.4%	101
Carry renter's insurance	319	10.5%	120
Have auto insurance: 1 vehicle in household covered	641	36.3%	117
Have auto insurance: 2 vehicles in household covered	480	27.2%	95
Have auto insurance: 3+ vehicles in household covered	335	19.0%	87
Pets (Households)			
Household owns any pet	962	54.4%	100
Household owns any cat	425	24.1%	107
Household owns any dog	698	39.5%	96
Psychographics (Adults)			
Buying American is important to me	1,312	43.3%	104
Usually buy items on credit rather than wait	370	12.2%	100
Usually buy based on quality - not price	548	18.1%	99
Price is usually more important than brand name	823	27.2%	102
Usually use coupons for brands I buy often	623	20.6%	113
Am interested in how to help the environment	478	15.8%	96
Usually pay more for environ safe product	411	13.6%	101
Usually value green products over convenience	327	10.8%	100
Likely to buy a brand that supports a charity	1,064	35.1%	100
Reading (Adults)			
Bought digital book in last 12 months	474	15.6%	110
Bought hardcover book in last 12 months	680	22.4%	109
Bought paperback book in last 12 month	974	32.2%	108
Read any daily newspaper (paper version)	778	25.7%	106
Read any digital newspaper in last 30 days	1,115	36.8%	108
Read any magazine (paper/electronic version) in last 6 months	2,773	91.5%	101

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

January 09, 2018

Retail Market Potential

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 20 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	2,327	76.8%	103
Went to family restaurant/steak house: 4+ times a month	859	28.4%	103
Went to fast food/drive-in restaurant in last 6 months	2,763	91.2%	101
Went to fast food/drive-in restaurant 9+ times/mo	1,202	39.7%	101
Fast food/drive-in last 6 months: eat in	1,107	36.5%	100
Fast food/drive-in last 6 months: home delivery	254	8.4%	109
Fast food/drive-in last 6 months: take-out/drive-thru	1,563	51.6%	112
Fast food/drive-in last 6 months: take-out/walk-in	616	20.3%	101
Television & Electronics (Adults/Households)			
Own any tablet	1,045	34.5%	102
Own any e-reader	256	8.5%	98
Own e-reader/tablet: iPad	628	20.7%	100
HH has Internet connectable TV	361	20.4%	102
Own any portable MP3 player	874	28.9%	103
HH owns 1 TV	393	22.2%	107
HH owns 2 TVs	517	29.3%	113
HH owns 3 TVs	362	20.5%	95
HH owns 4+ TVs	273	15.4%	85
HH subscribes to cable TV	936	53.0%	111
HH subscribes to fiber optic	98	5.5%	69
HH owns portable GPS navigation device	477	27.0%	99
HH purchased video game system in last 12 mos	114	6.5%	84
HH owns Internet video device for TV	172	9.7%	88
Travel (Adults)			
Domestic travel in last 12 months	1,611	53.2%	105
Took 3+ domestic non-business trips in last 12 months	356	11.8%	105
Spent on domestic vacations in last 12 months: <$1,000	353	11.7%	112
Spent on domestic vacations in last 12 months: $1,000-$1,499	162	5.3%	94
Spent on domestic vacations in last 12 months: $1,500-$1,999	104	3.4%	93
Spent on domestic vacations in last 12 months: $2,000-$2,999	104	3.4%	90
Spent on domestic vacations in last 12 months: $3,000+	160	5.3%	92
Domestic travel in the 12 months: used general travel website	211	7.0%	100
Foreign travel in last 3 years	634	20.9%	86
Took 3+ foreign trips by plane in last 3 years	112	3.7%	84
Spent on foreign vacations in last 12 months: <$1,000	102	3.4%	79
Spent on foreign vacations in last 12 months: $1,000-$2,999	91	3.0%	86
Spent on foreign vacations in last 12 months: $3,000+	108	3.6%	71
Foreign travel in last 3 years: used general travel website	129	4.3%	74
Nights spent in hotel/motel in last 12 months: any	1,250	41.3%	99
Took cruise of more than one day in last 3 years	233	7.7%	96
Member of any frequent flyer program	481	15.9%	97
Member of any hotel rewards program	492	16.2%	109

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

January 09, 2018

Retail MarketPlace Profile

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 5 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Summary Demographics						
2017 Population						3
2017 Households						1
2017 Median Disposable Income						$0
2017 Per Capita Income						$28,862

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$29,496	$6,518,730	-$6,489,234	-99.1	3
Total Retail Trade	44-45	$26,653	$6,143,046	-$6,116,393	-99.1	3
Total Food & Drink	722	$2,843	$375,684	-$372,841	-98.5	1

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$5,563	$0	$5,563	100.0	0
Automobile Dealers	4411	$4,468	$0	$4,468	100.0	0
Other Motor Vehicle Dealers	4412	$611	$0	$611	100.0	0
Auto Parts, Accessories & Tire Stores	4413	$485	$0	$485	100.0	0
Furniture & Home Furnishings Stores	442	$820	$0	$820	100.0	0
Furniture Stores	4421	$505	$0	$505	100.0	0
Home Furnishings Stores	4422	$314	$0	$314	100.0	0
Electronics & Appliance Stores	443	$967	$0	$967	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	$1,737	$3,138,942	-$3,137,205	-99.9	1
Bldg Material & Supplies Dealers	4441	$1,566	$0	$1,566	100.0	0
Lawn & Garden Equip & Supply Stores	4442	$171	$0	$171	100.0	0
Food & Beverage Stores	445	$4,303	$0	$4,303	100.0	0
Grocery Stores	4451	$3,577	$0	$3,577	100.0	0
Specialty Food Stores	4452	$221	$0	$221	100.0	0
Beer, Wine & Liquor Stores	4453	$505	$0	$505	100.0	0
Health & Personal Care Stores	446,4461	$1,900	$0	$1,900	100.0	0
Gasoline Stations	447,4471	$3,041	$0	$3,041	100.0	0
Clothing & Clothing Accessories Stores	448	$1,376	$0	$1,376	100.0	0
Clothing Stores	4481	$946	$0	$946	100.0	0
Shoe Stores	4482	$197	$0	$197	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$232	$0	$232	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$804	$0	$804	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	$694	$0	$694	100.0	0
Book, Periodical & Music Stores	4512	$110	$0	$110	100.0	0
General Merchandise Stores	452	$4,673	$0	$4,673	100.0	0
Department Stores Excluding Leased Depts.	4521	$3,483	$0	$3,483	100.0	0
Other General Merchandise Stores	4529	$1,190	$0	$1,190	100.0	0
Miscellaneous Store Retailers	453	$1,052	$200,046	-$198,994	-99.0	1
Florists	4531	$49	$0	$49	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$208	$0	$208	100.0	0
Used Merchandise Stores	4533	$133	$0	$133	100.0	0
Other Miscellaneous Store Retailers	4539	$662	$0	$662	100.0	0
Nonstore Retailers	454	$419	$0	$419	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$327	$0	$327	100.0	0
Vending Machine Operators	4542	$20	$0	$20	100.0	0
Direct Selling Establishments	4543	$72	$0	$72	100.0	0
Food Services & Drinking Places	722	$2,843	$375,684	-$372,841	-98.5	1
Special Food Services	7223	$68	$0	$68	100.0	0
Drinking Places - Alcoholic Beverages	7224	$160	$0	$160	100.0	0
Restaurants/Other Eating Places	7225	$2,615	$375,684	-$373,069	-98.6	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

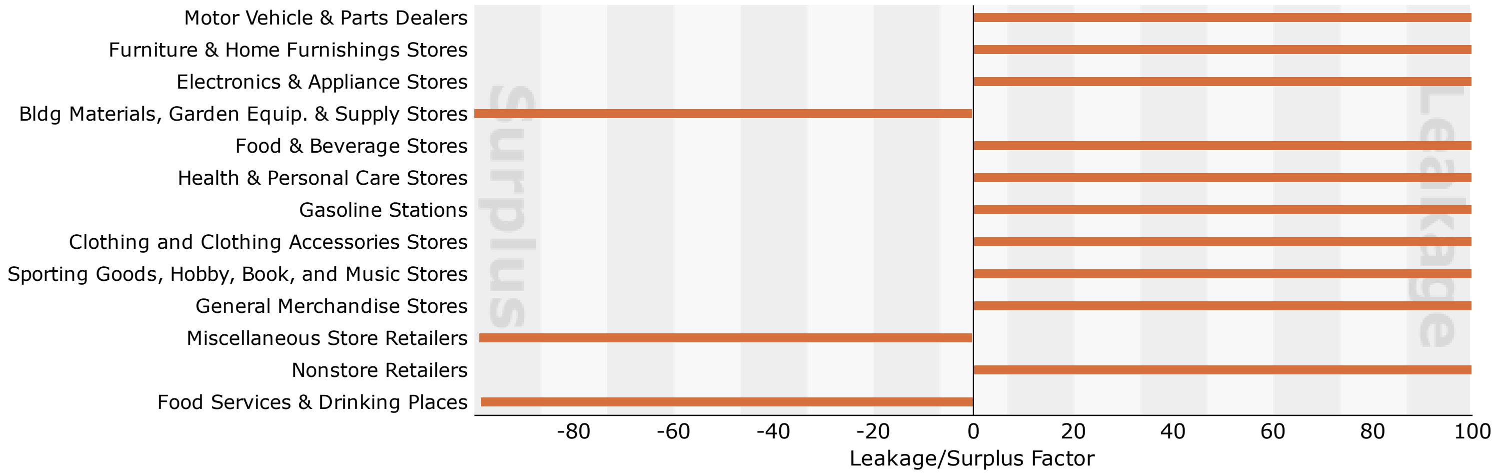
Source: Esri and Infogroup. Retail MarketPlace 2017.

January 09, 2018

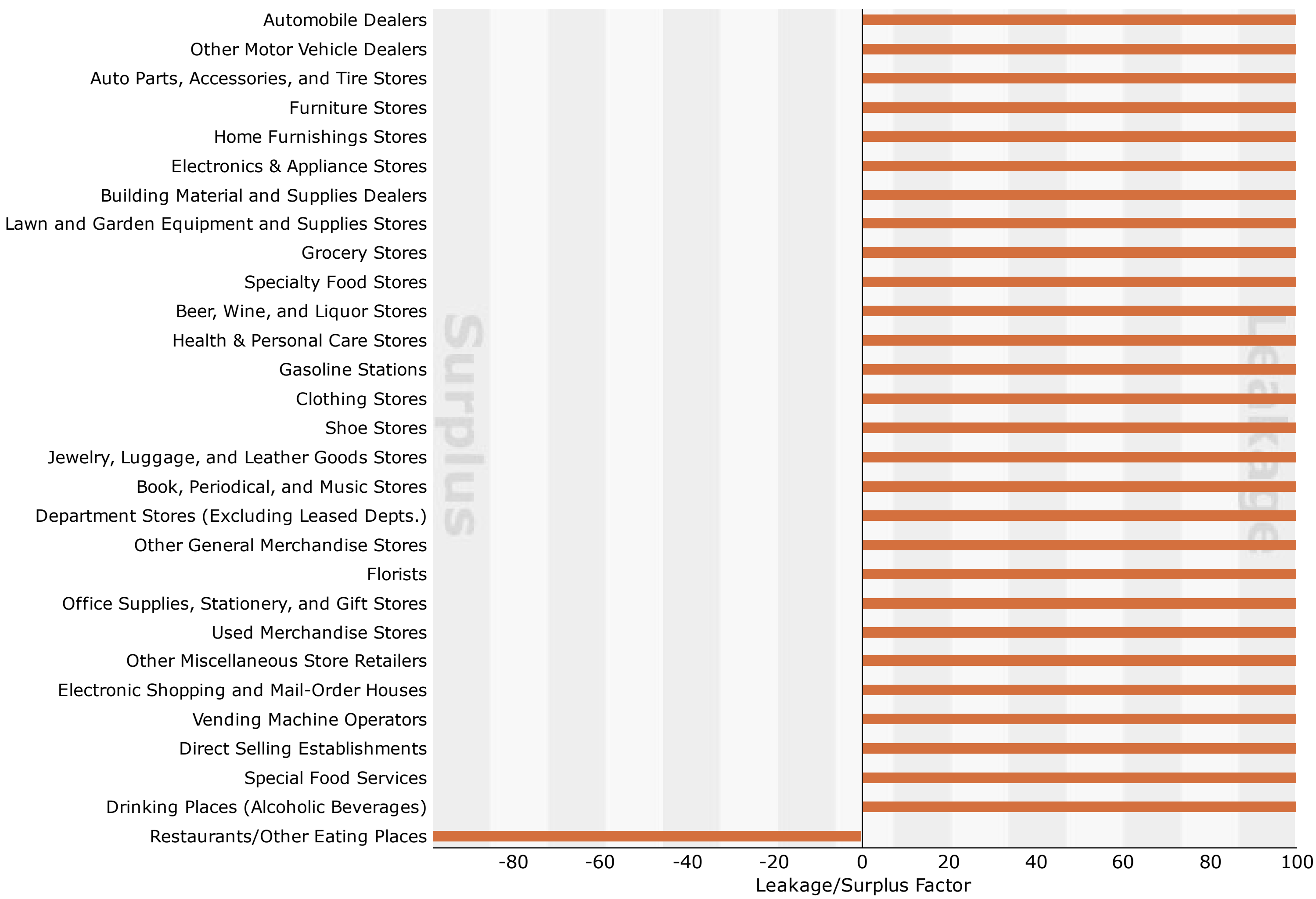
1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 5 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



January 09, 2018

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 10 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Summary Demographics	
2017 Population	870
2017 Households	461
2017 Median Disposable Income	$43,449
2017 Per Capita Income	$32,315

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$15,316,253	$14,899,928	$416,325	1.4	8
Total Retail Trade	44-45	$13,833,072	$13,705,600	$127,472	0.5	6
Total Food & Drink	722	$1,483,181	$1,194,328	$288,853	10.8	2

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$2,886,493	$0	$2,886,493	100.0	0
Automobile Dealers	4411	$2,313,851	$0	$2,313,851	100.0	0
Other Motor Vehicle Dealers	4412	$320,507	$0	$320,507	100.0	0
Auto Parts, Accessories & Tire Stores	4413	$252,135	$0	$252,135	100.0	0
Furniture & Home Furnishings Stores	442	$431,713	$0	$431,713	100.0	0
Furniture Stores	4421	$262,727	$0	$262,727	100.0	0
Home Furnishings Stores	4422	$168,986	$0	$168,986	100.0	0
Electronics & Appliance Stores	443	$505,313	$734,656	-$229,343	-18.5	1
Bldg Materials, Garden Equip. & Supply Stores	444	$939,054	$6,938,741	-$5,999,687	-76.2	1
Bldg Material & Supplies Dealers	4441	$846,866	$5,648,742	-$4,801,876	-73.9	1
Lawn & Garden Equip & Supply Stores	4442	$92,188	$0	$92,188	100.0	0
Food & Beverage Stores	445	$2,210,442	$0	$2,210,442	100.0	0
Grocery Stores	4451	$1,832,127	$0	$1,832,127	100.0	0
Specialty Food Stores	4452	$113,300	$0	$113,300	100.0	0
Beer, Wine & Liquor Stores	4453	$265,015	$0	$265,015	100.0	0
Health & Personal Care Stores	446,4461	$982,679	$0	$982,679	100.0	0
Gasoline Stations	447,4471	$1,553,190	$1,890,285	-$337,095	-9.8	1
Clothing & Clothing Accessories Stores	448	$721,157	$0	$721,157	100.0	0
Clothing Stores	4481	$493,784	$0	$493,784	100.0	0
Shoe Stores	4482	$102,859	$0	$102,859	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$124,514	$0	$124,514	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$418,807	$0	$418,807	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	$362,491	$0	$362,491	100.0	0
Book, Periodical & Music Stores	4512	$56,317	$0	$56,317	100.0	0
General Merchandise Stores	452	$2,422,439	$0	$2,422,439	100.0	0
Department Stores Excluding Leased Depts.	4521	$1,809,873	$0	$1,809,873	100.0	0
Other General Merchandise Stores	4529	$612,567	$0	$612,567	100.0	0
Miscellaneous Store Retailers	453	$541,935	$523,919	$18,016	1.7	2
Florists	4531	$27,340	$0	$27,340	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$108,448	$0	$108,448	100.0	0
Used Merchandise Stores	4533	$68,402	$0	$68,402	100.0	0
Other Miscellaneous Store Retailers	4539	$337,744	$391,126	-$53,382	-7.3	1
Nonstore Retailers	454	$219,850	$0	$219,850	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$170,811	$0	$170,811	100.0	0
Vending Machine Operators	4542	$10,275	$0	$10,275	100.0	0
Direct Selling Establishments	4543	$38,764	$0	$38,764	100.0	0
Food Services & Drinking Places	722	$1,483,181	$1,194,328	$288,853	10.8	2
Special Food Services	7223	$35,935	$0	$35,935	100.0	0
Drinking Places - Alcoholic Beverages	7224	$85,294	$0	$85,294	100.0	0
Restaurants/Other Eating Places	7225	$1,361,952	$1,194,328	$167,624	6.6	2

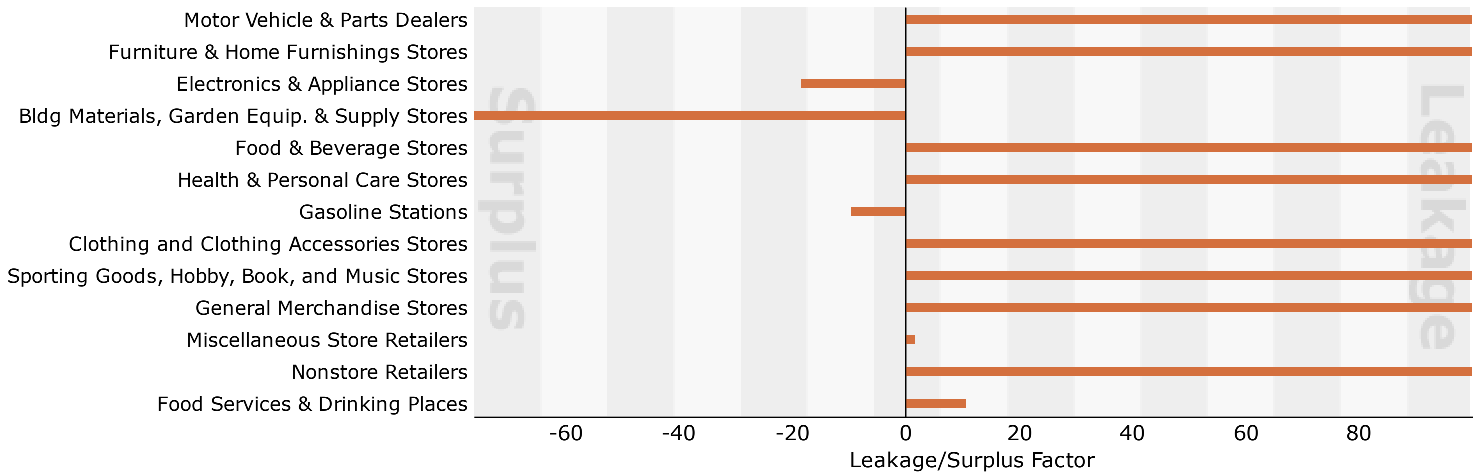
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

January 09, 2018

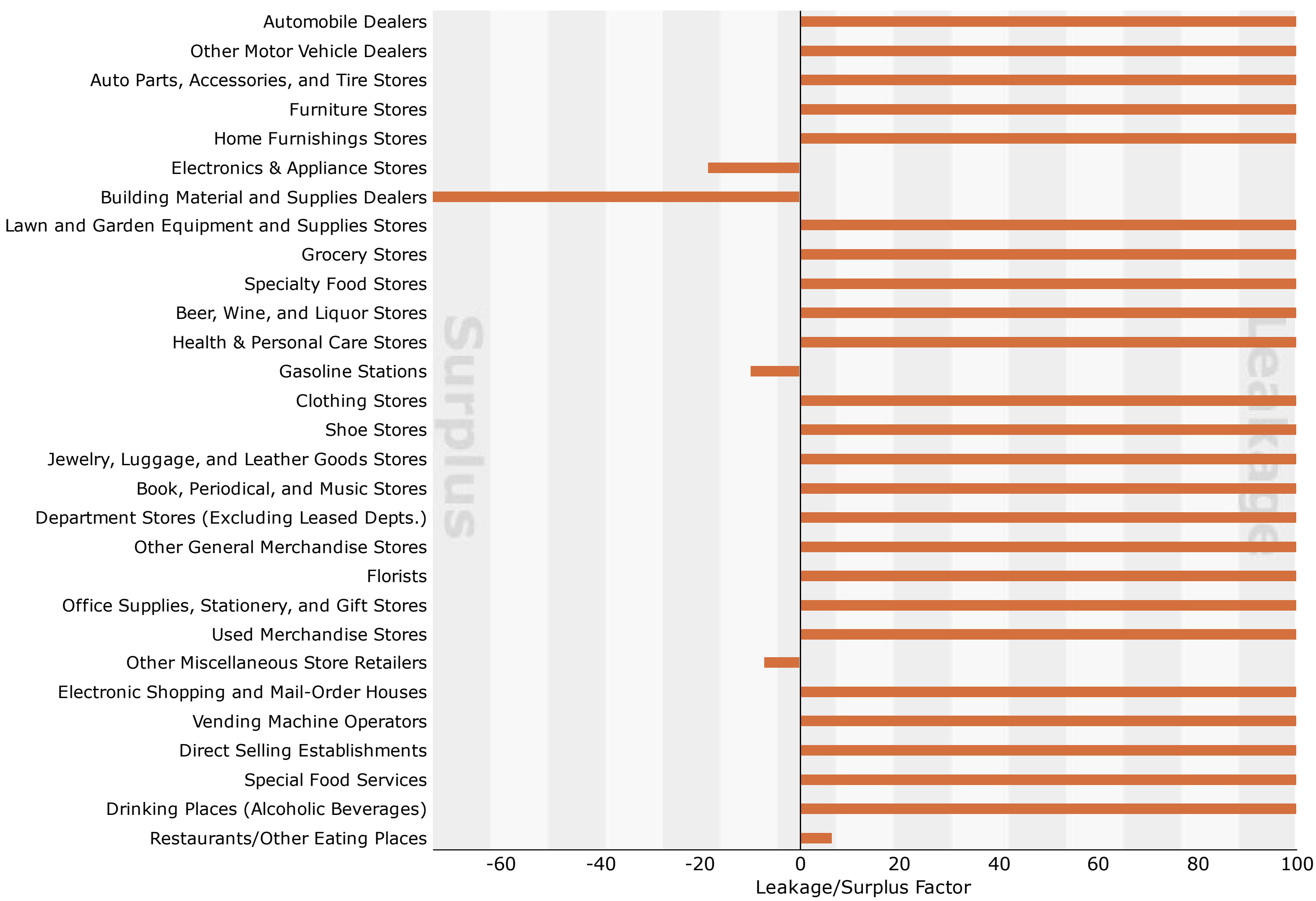
1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 10 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2017.

January 09, 2018

Retail MarketPlace Profile

1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 20 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Summary Demographics						
2017 Population						3,855
2017 Households						1,767
2017 Median Disposable Income						$48,262
2017 Per Capita Income						$33,286

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$64,629,625	$28,036,222	$36,593,403	39.5	16
Total Retail Trade	44-45	$58,378,491	$25,397,247	$32,981,244	39.4	12
Total Food & Drink	722	$6,251,134	$2,638,976	$3,612,158	40.6	3

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$12,282,855	$0	$12,282,855	100.0	0
Automobile Dealers	4411	$9,845,931	$0	$9,845,931	100.0	0
Other Motor Vehicle Dealers	4412	$1,376,997	$0	$1,376,997	100.0	0
Auto Parts, Accessories & Tire Stores	4413	$1,059,927	$0	$1,059,927	100.0	0
Furniture & Home Furnishings Stores	442	$1,841,276	$0	$1,841,276	100.0	0
Furniture Stores	4421	$1,109,191	$0	$1,109,191	100.0	0
Home Furnishings Stores	4422	$732,086	$0	$732,086	100.0	0
Electronics & Appliance Stores	443	$2,130,295	$1,469,486	$660,809	18.4	1
Bldg Materials, Garden Equip. & Supply Stores	444	$4,114,093	$11,399,396	-$7,285,303	-47.0	2
Bldg Material & Supplies Dealers	4441	$3,722,930	$9,280,106	-$5,557,176	-42.7	2
Lawn & Garden Equip & Supply Stores	4442	$391,163	$2,119,291	-$1,728,128	-68.8	1
Food & Beverage Stores	445	$9,206,445	$1,697,822	$7,508,623	68.9	1
Grocery Stores	4451	$7,634,125	$0	$7,634,125	100.0	0
Specialty Food Stores	4452	$471,645	$0	$471,645	100.0	0
Beer, Wine & Liquor Stores	4453	$1,100,674	$1,466,080	-$365,406	-14.2	1
Health & Personal Care Stores	446,4461	$4,112,341	$3,629,704	$482,637	6.2	1
Gasoline Stations	447,4471	$6,526,199	$4,155,510	$2,370,689	22.2	1
Clothing & Clothing Accessories Stores	448	$3,031,418	$592,557	$2,438,861	67.3	1
Clothing Stores	4481	$2,075,535	$592,557	$1,482,978	55.6	1
Shoe Stores	4482	$437,483	$0	$437,483	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$518,400	$0	$518,400	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$1,765,232	$187,130	$1,578,102	80.8	1
Sporting Goods/Hobby/Musical Instr Stores	4511	$1,532,529	$0	$1,532,529	100.0	0
Book, Periodical & Music Stores	4512	$232,703	$187,130	$45,573	10.9	1
General Merchandise Stores	452	$10,180,009	$490,509	$9,689,500	90.8	1
Department Stores Excluding Leased Depts.	4521	$7,611,102	$0	$7,611,102	100.0	0
Other General Merchandise Stores	4529	$2,568,907	$490,509	$2,078,398	67.9	1
Miscellaneous Store Retailers	453	$2,269,640	$1,025,160	$1,244,480	37.8	3
Florists	4531	$117,087	$0	$117,087	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$458,725	$83,725	$375,000	69.1	1
Used Merchandise Stores	4533	$285,151	$134,434	$150,717	35.9	1
Other Miscellaneous Store Retailers	4539	$1,408,677	$807,000	$601,677	27.2	2
Nonstore Retailers	454	$918,688	$0	$918,688	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$720,191	$0	$720,191	100.0	0
Vending Machine Operators	4542	$42,859	$0	$42,859	100.0	0
Direct Selling Establishments	4543	$155,637	$0	$155,637	100.0	0
Food Services & Drinking Places	722	$6,251,134	$2,638,976	$3,612,158	40.6	3
Special Food Services	7223	$154,398	$0	$154,398	100.0	0
Drinking Places - Alcoholic Beverages	7224	$358,072	$0	$358,072	100.0	0
Restaurants/Other Eating Places	7225	$5,738,663	$2,638,976	$3,099,687	37.0	3

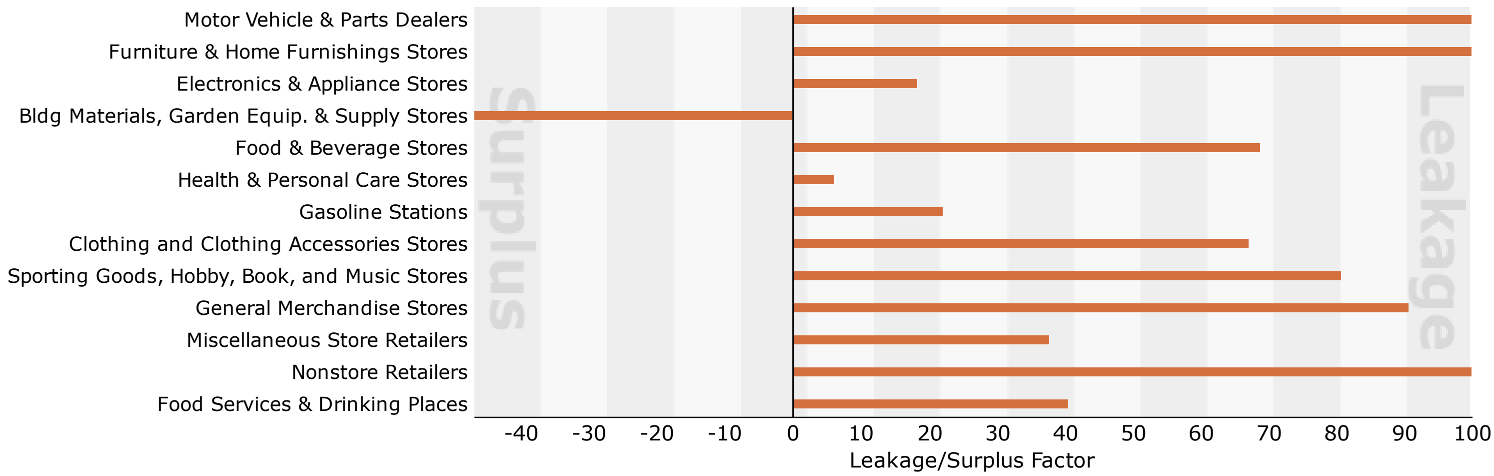
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

January 09, 2018

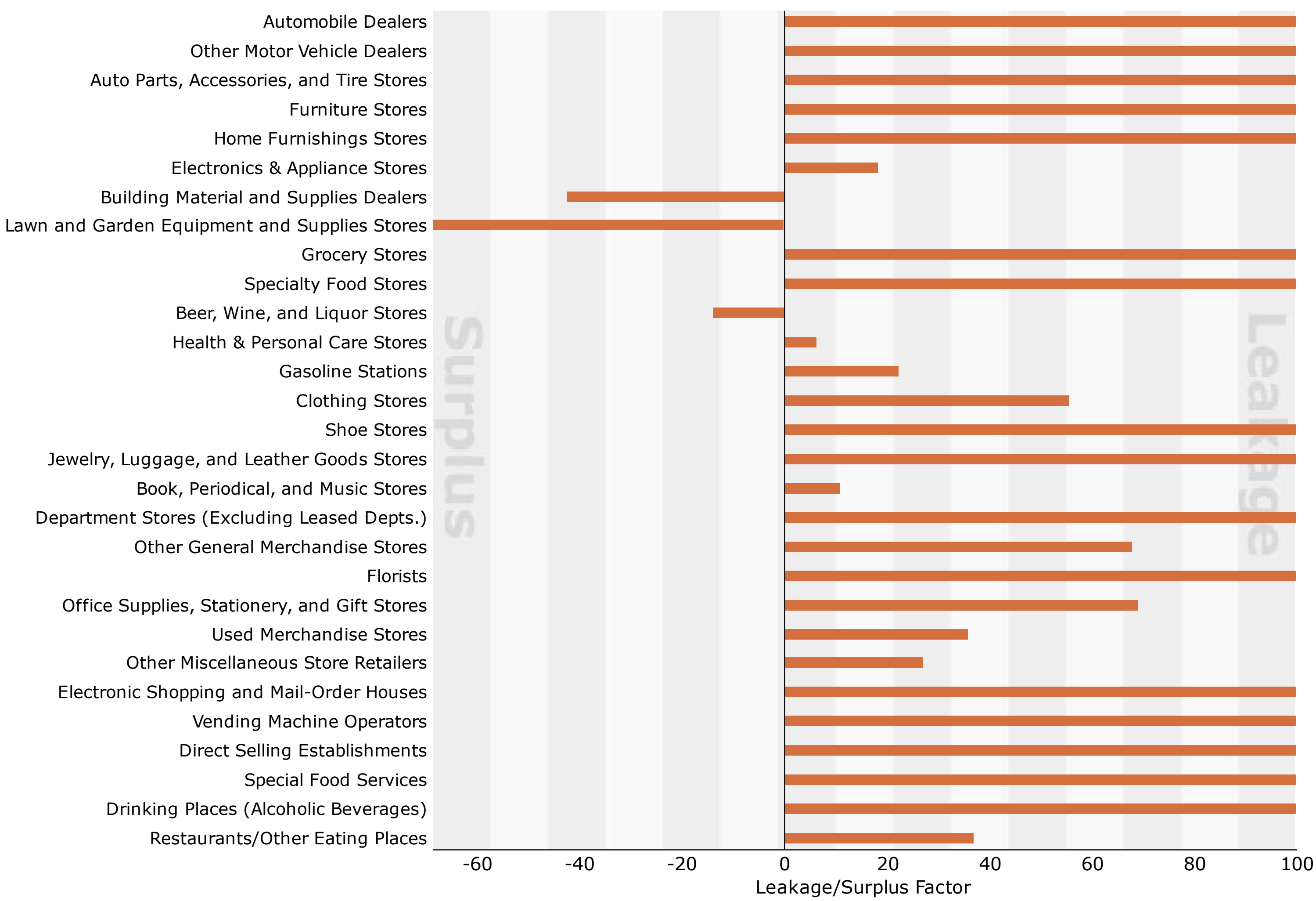
1740 Commerce Dr, Mankato, Minnesota, 56003
Walk Time: 20 minute radius

Prepared by Esri
Latitude: 44.17888
Longitude: -94.03685

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



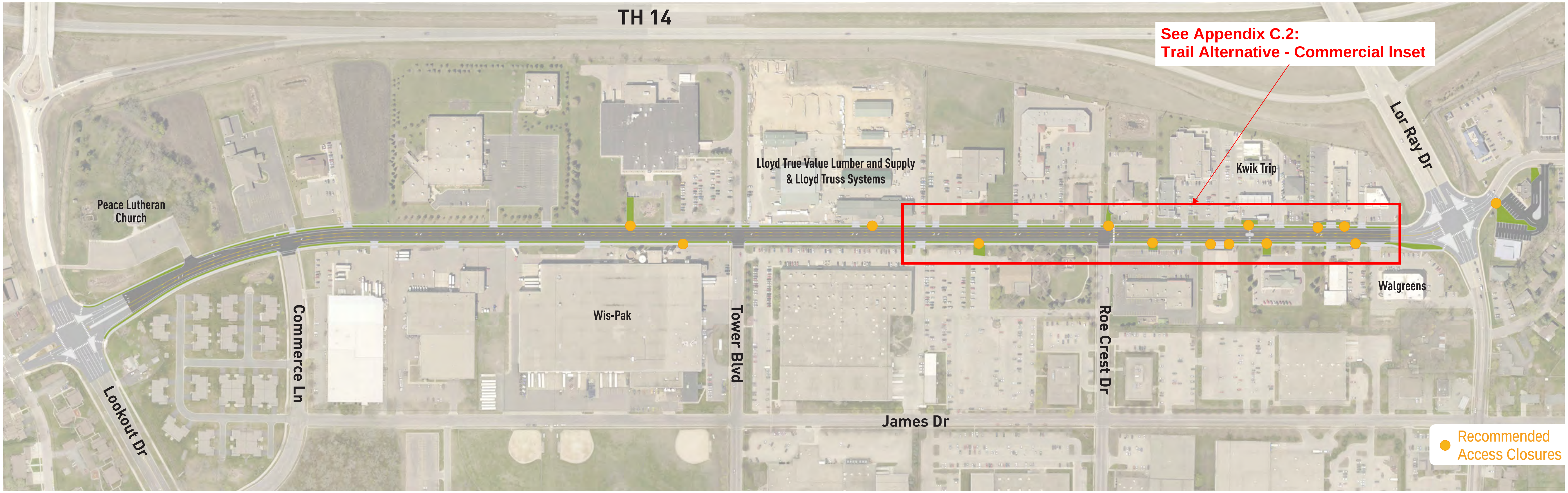
Source: Esri and Infogroup. Retail MarketPlace 2017.

January 09, 2018

Appendix C – Area Design Considerations

North Mankato Commerce Drive Improvement Project

Appendix C.1 Trail Alternative with Access Closure Recommendations



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North Mankato Commerce Drive Improvement Project

Appendix C.2
Trail Alternative - Commercial Inset

Appendix D – Future Redevelopment

Appendix D. Commerce Drive Area Development Plan
Long-Term Redevelopment Vision

Introduction

All the businesses currently located along Commerce Drive are valued contributors to the local economy and overall corridor vitality. It is anticipated there will continue to be changes over time that create additional opportunities for redevelopment. The purpose of this appendix is to explore what may be possible in the district, to expand the existing study beyond streetscape improvements, and shape the discussion of long-term redevelopment in the corridor. This appendix aims to provide guidance for what new development or redevelopment might look like based on feedback from stakeholder groups, conversations with business owners, and community survey results indicating all groups desire to make Commerce Drive more of a destination.

From July to August 2018, project staff reached out to owners of the properties shown in **Figure D.1** to better understand the potential for current and future redevelopment opportunities on the corridor. Owners were asked questions regarding current and future planned improvements. Overall, sites were evaluated because based on one or more of the following characteristics:

1. Properties with capacity to accommodate several uses and whose redevelopment has high potential to assist with achieving the vision outlined in this plan
2. Properties whose owners may be interested in redevelopment
3. Vacant properties that could be better served by redevelopment

Figure D.1. Potential Redevelopment Sites.

Generally, property owners on Commerce Drive were open to discussions regarding future property redevelopment. Some expressed interest in short-term redevelopment, while others suggested they don't have interest but are willing to consider ideas for longer term opportunities. The project team used feedback from the property owners, combined with that of the public, to create a conceptual redevelopment vision. Conceptual illustrations of some properties were developed to illustrate how they could be redeveloped to achieve the goals of the Commerce Drive Area Development Plan (ADP).

MARKET CONSIDERATION

It should be noted that the following redevelopment concepts provide a vision for a substantial increase in commercial and/or retail square footage. The purpose of exploring these options is a response to continued requests in surveys and discussion with groups and citizens regarding their interest in additional retail and commercial businesses. However, in the age of Amazon.com and the ensuing disruption in retail sector, staff is mindful of limitations in this regard. Specifically, the plan outlines areas that could accommodate up to 160,000 additional square feet of new or redeveloped commercial uses. These options should be viewed in the context of broader market forces at work in these sectors and the study is not suggesting a demand for 160,000 square feet of retail exists at this time. Rather, it is presenting options for locations and configurations of the options. Any new construction or redevelopment would need to be phased in over time, and the actual mix of uses will vary based on market demand.

CONCEPTUAL OPTIONS

The project team generated individual site redevelopment plan concepts for select properties identified in **Figure D.1**. Though each property will likely pursue redevelopment independent of the concepts generated, the illustrations provide a conceptual vision to help generate ideas to that end. The following discussion outlines the vision for each site that will assist with reimagining development along Commerce Drive.

These options are not meant to be mutually exclusive: while some elements could be constructed in the near term, the longer term might see a fuller transformation that incorporates a mix of these elements. Actual site layout and uses will be driven by private sector development interest. Additionally, some of these proposals may require zoning changes to the properties involved. The discussion below describes options for select sites.

A. **Redevelopment Site 1 – Thin Film and Ignition Fitness**

The businesses on Redevelopment Site 1 (**Figure D.2**) plan to occupy the site long-term and have expressed a willingness to jointly explore options for redevelopment of currently unused space on and adjacent to the site. Property/business owners have expressed a desire to bring additional businesses and uses to the property. Given a desire for redevelopment exists among the property/business owners, this site has been identified as a potential catalyst site that, if redeveloped, could trigger further redevelopment along the corridor.

Figure D.2. Thin Film and Ignition Fitness Existing Site.

Thin Film. Thin Film occupies only the small office space located at the southwest portion of the property. The building owners were marketing 55,000 square feet of warehouse space that could accommodate manufacturing, warehousing, office and other uses at the time of this planning effort. It was anticipated that potential new tenants may want to pursue significant investment in the property as well.

Ignition Fitness. Ignition Fitness occupies the northeastern portion of the site and the owner has a desire to expand the business. The owner also wishes to consider options for buying the adjacent vacant lot to the west to include in any redevelopment. The hope is to redevelop to include facilities that will attract health-focused retail and space for recreational sports league practice facilities.

The following describes potential redevelopment options on Redevelopment Site 1. Options can be viewed in **Appendix D.2**.

1. Redevelopment Site 1 - Option A

   Option A considers constructing a large multi-use building in the northwest corner of the lot, incorporating gathering and green space and expanding Ignition Fitness and Sports with a sports complex building.

   This option could provide nearly 25,000 square feet of retail with options for residential and/or office uses in a potential second floor. Of the two options presented, Option A best illustrates what was heard in the stakeholder meetings in terms of possibilities currently being considered.

2. Redevelopment Site 2 – Option B

   Option B shows the Ignition Sports Complex but also mixed-use opportunities in several smaller buildings, some fronting the corridor along with the addition of a hotel on what is currently a vacant property adjacent to Commerce Drive Dental. Placing buildings along the corridor increases visibility for retail and supports development of spaces for outdoor activity and dining. The need for additional on-site circulation increases in this scenario. The placement of buildings creates a small node of retail opportunities and a destination on Commerce Drive.

B. **Redevelopment Site 2 –C&N Sales and Dimension Business Center**

The businesses on Redevelopment Site 2 also have plans to occupy the site long-term. Interest in redevelopment varied among property/business owners but they did suggest they would entertain ideas for redevelopment in the future, especially if other locations along the corridor began to experience redevelopment and their property/business could be accommodated appropriately.

C&N Sales. The space north of C&N Sales currently hosts a billboard but is otherwise vacant. This undeveloped land is potentially developable. C&N Sales ownership were open to considering options for development of the northern part of the property.

Dimension Business Center. Dimension Business Center in its current state has limited visibility to traffic passing by given its location in the north side of the site and with other buildings fronting Commerce Drive. Redevelopment has potential to increase the building's visibility and open up options for more retail and other uses.

Figure D.3. C&N Sales and Dimension Business Center Existing Site.

The following describes conceptual redevelopment on Redevelopment Site 2 which can be viewed in **Appendix D.3**.

The Site 2 concept considers the potential reconstruction of the Dimension Business Center to bring it closer to Commerce Drive and provide space for addition uses such increased retail and residential opportunities. This concept suggests a new building on the site would add stories to the building to accommodate additional uses. These additional uses would require additional parking that can be accomplished by converting the property north of C&N Sales into parking to serve the site.

C. Redevelopment Sites 3, 4, & 5 – MGM Strip Mall, Curiosi-Tea, Loffler, Indulge Salon, and Residence south of Walgreen's on Lor Ray Drive

As with Redevelopment Site 2, the property/ business owners located on Redevelopment Site 3 plan to stay on Commerce Drive long-term and are not pursuing short-term redevelopment. In fact, some were pursuing renovations of existing establishments during the development of this plan.

Figure D.4. MGM Strip Mall, Curiosi-Tea, Loffler, and Indulge Salon Existing Sites.

MGM Strip Mall. The site containing the MGM Strip Mall is already a strong retail presence on the corridor. Some would like to see this building be raised to accommodate one or two more stories to open up additional opportunities for office/residential uses.

Curiosi-Tea. This site had been vacant on and off for several years prior to Curiosi-Tea occupying the site in mid-2018. While the immediate-term plan is to renovate the property for a destination tea shop, this site has a longer-term opportunity for full redevelopment to accommodate additional retail uses.

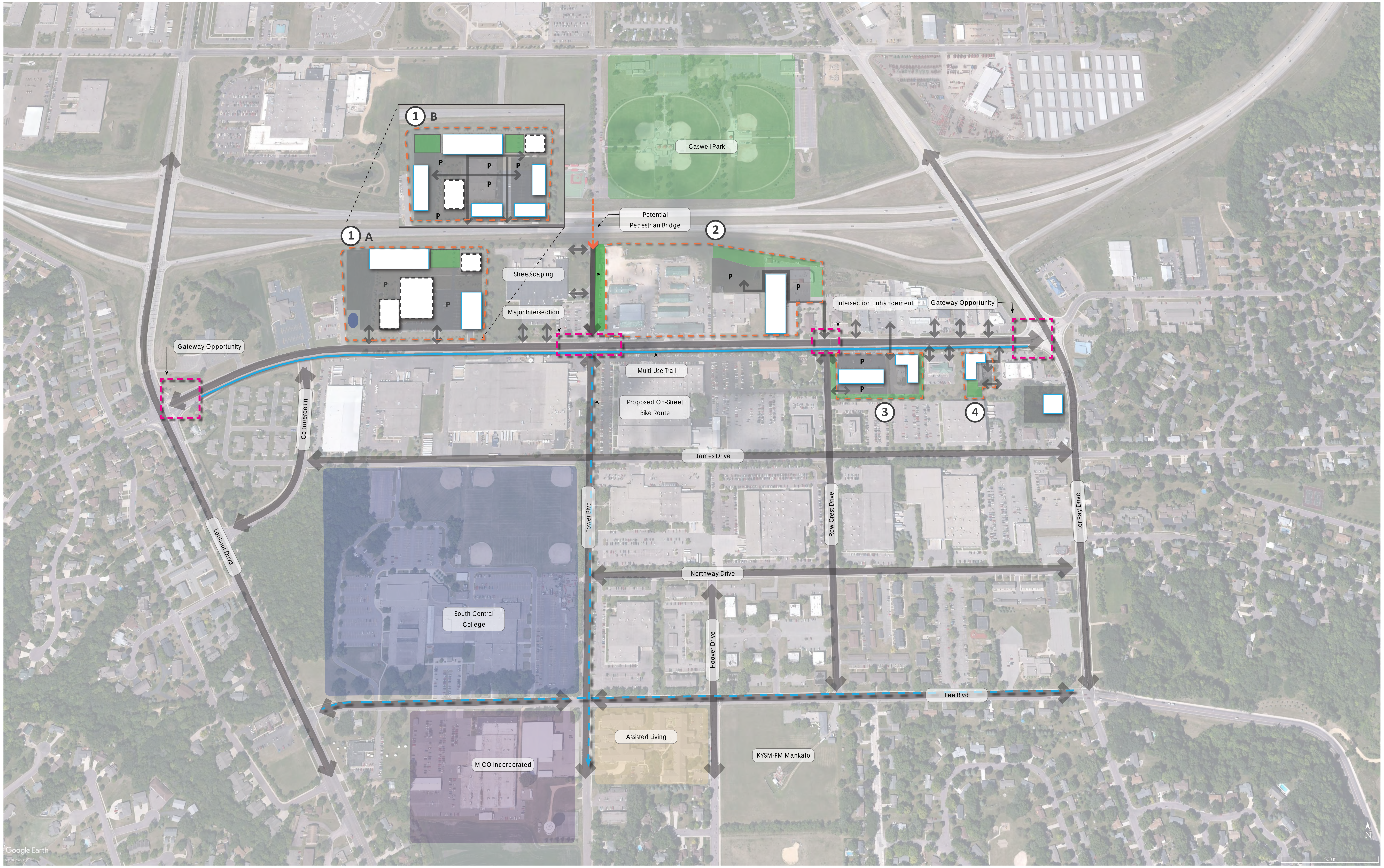
Indulge Salon/Loffler. This site stands alone and was chosen as a potential redevelopment site given its location on the corridor as a prime spot for additional retail opportunities.

Residence South of Walgreen's on Lor Ray Drive

The residence south of Walgreen's on Lor Ray Drive became available for sale for commercial use during the development of this plan.

The potential redevelopment option on Redevelopment Sites 3 & 4 leaves the existing footprint of the MGM Strip Mall untouched but calls for the building to be redeveloped into a two to three story mixed-use building with ground floor retail. The existing buildings on the Curiousi-Tea and Indulge Salon/Loffler properties are redeveloped into larger retail/commercial buildings. This option offers a potential 50,000 square feet of retail/office/residential space. The concept for Redevelopment Sites 3 and 4 can be seen in **Appedix D.4. Appendix D.1** illustrates a full corridor view of redevelopment concepts.

Appendix D.1 - Redevelopment Concept Plan



NORTH MANKATO | COMMERCE DRIVE IMPROVEMENTS **CONCEPTUAL PLAN**

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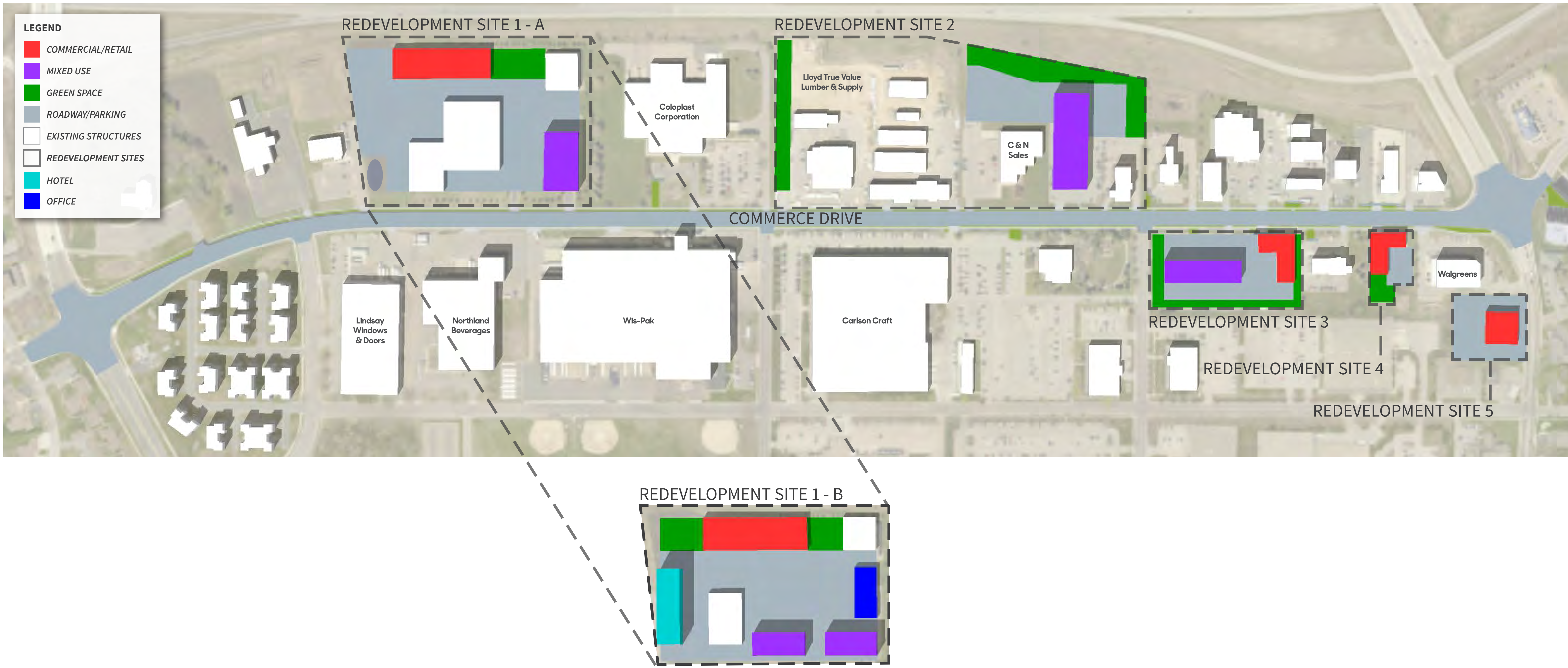
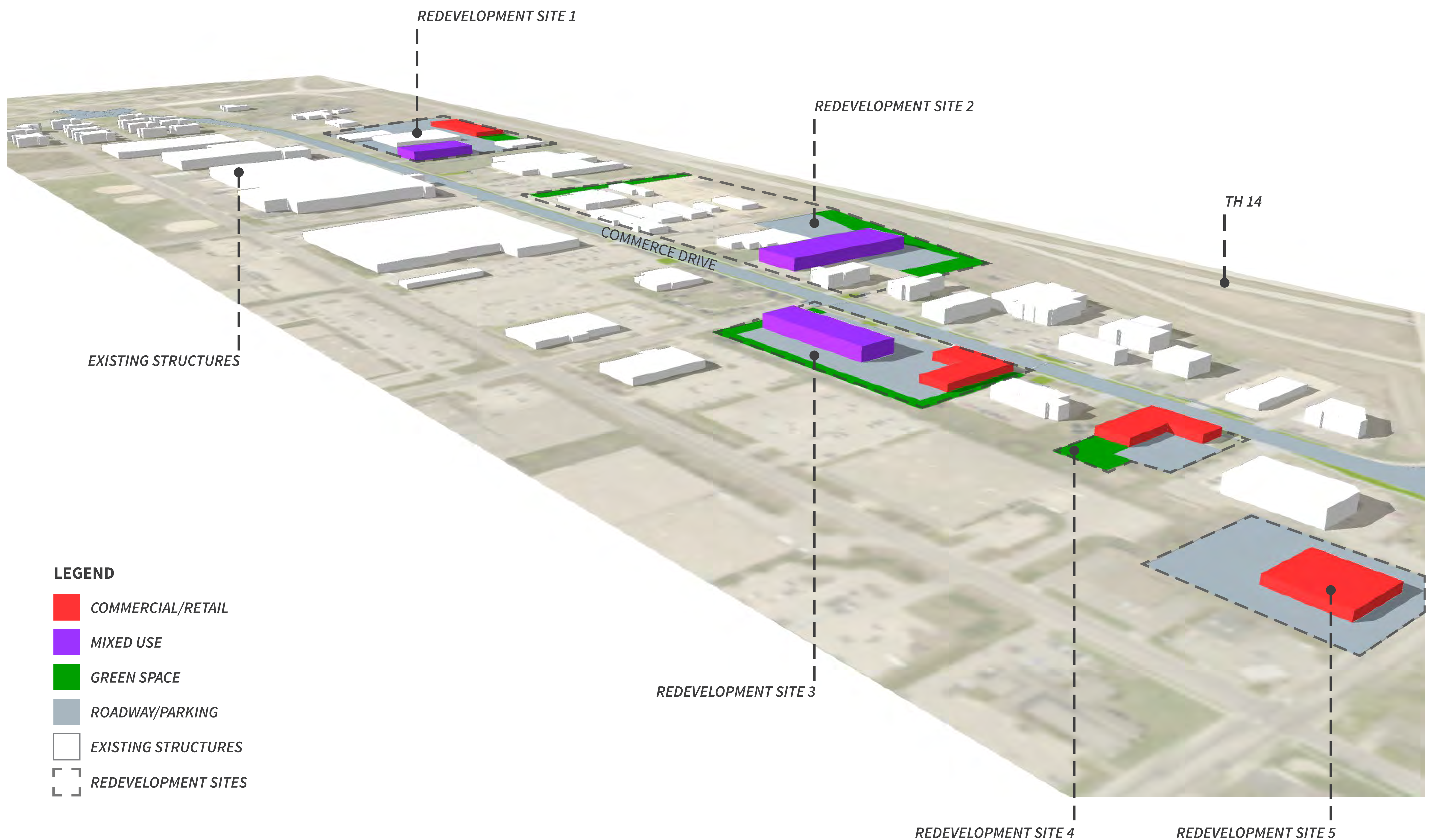
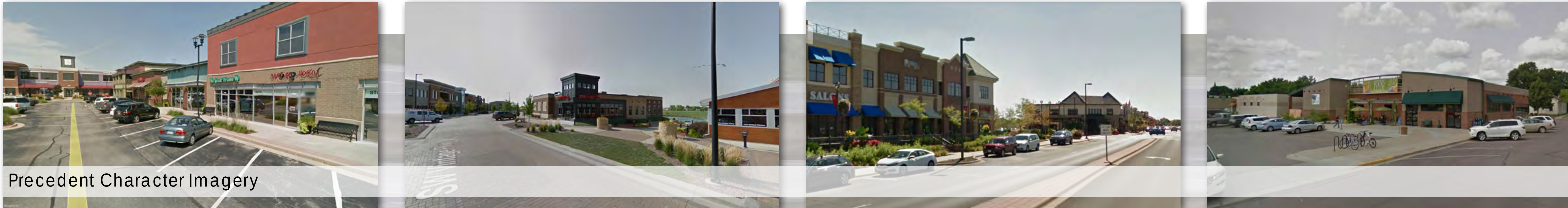
LONG-TERM REDEVELOPMENT SITES OVERVIEW

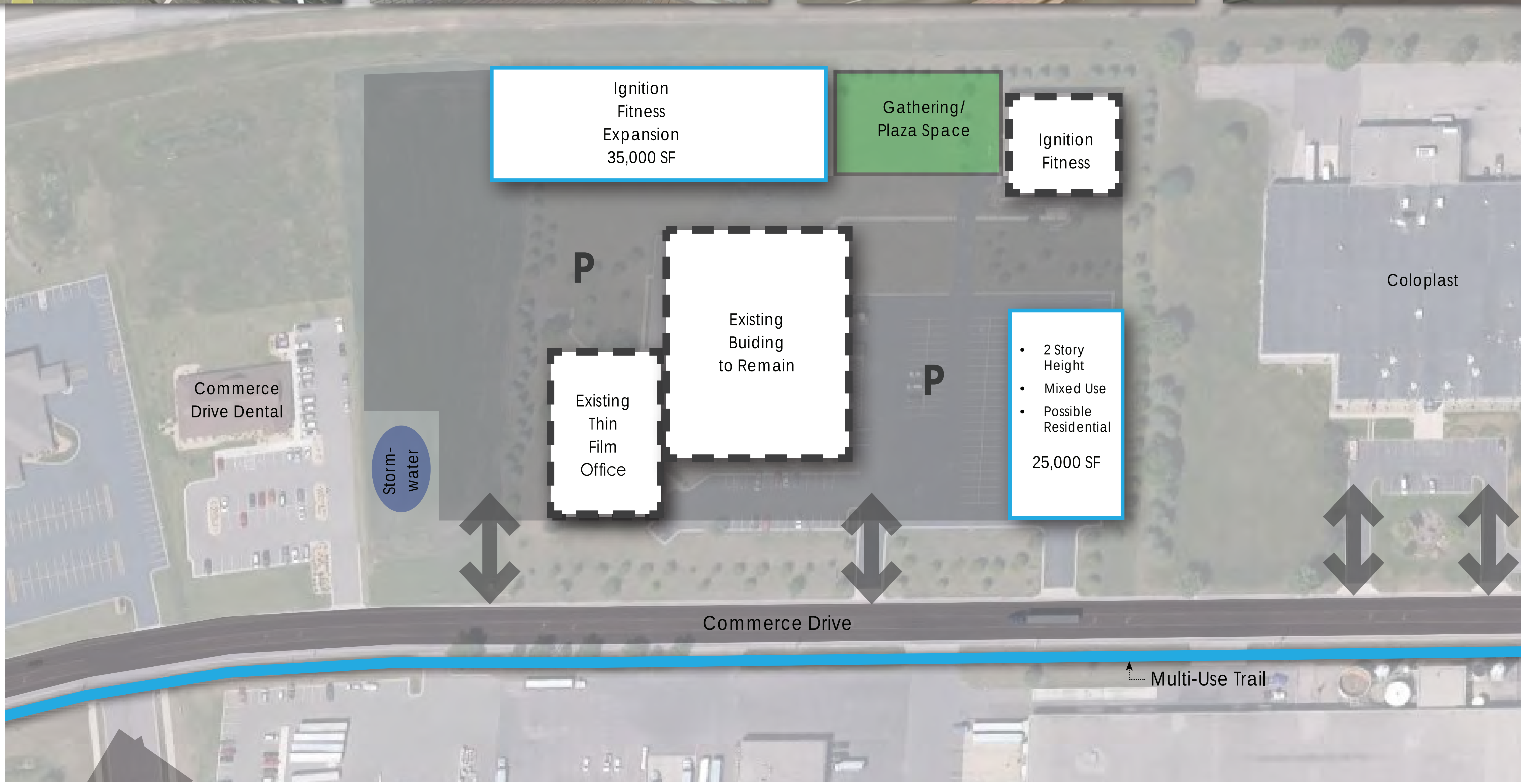


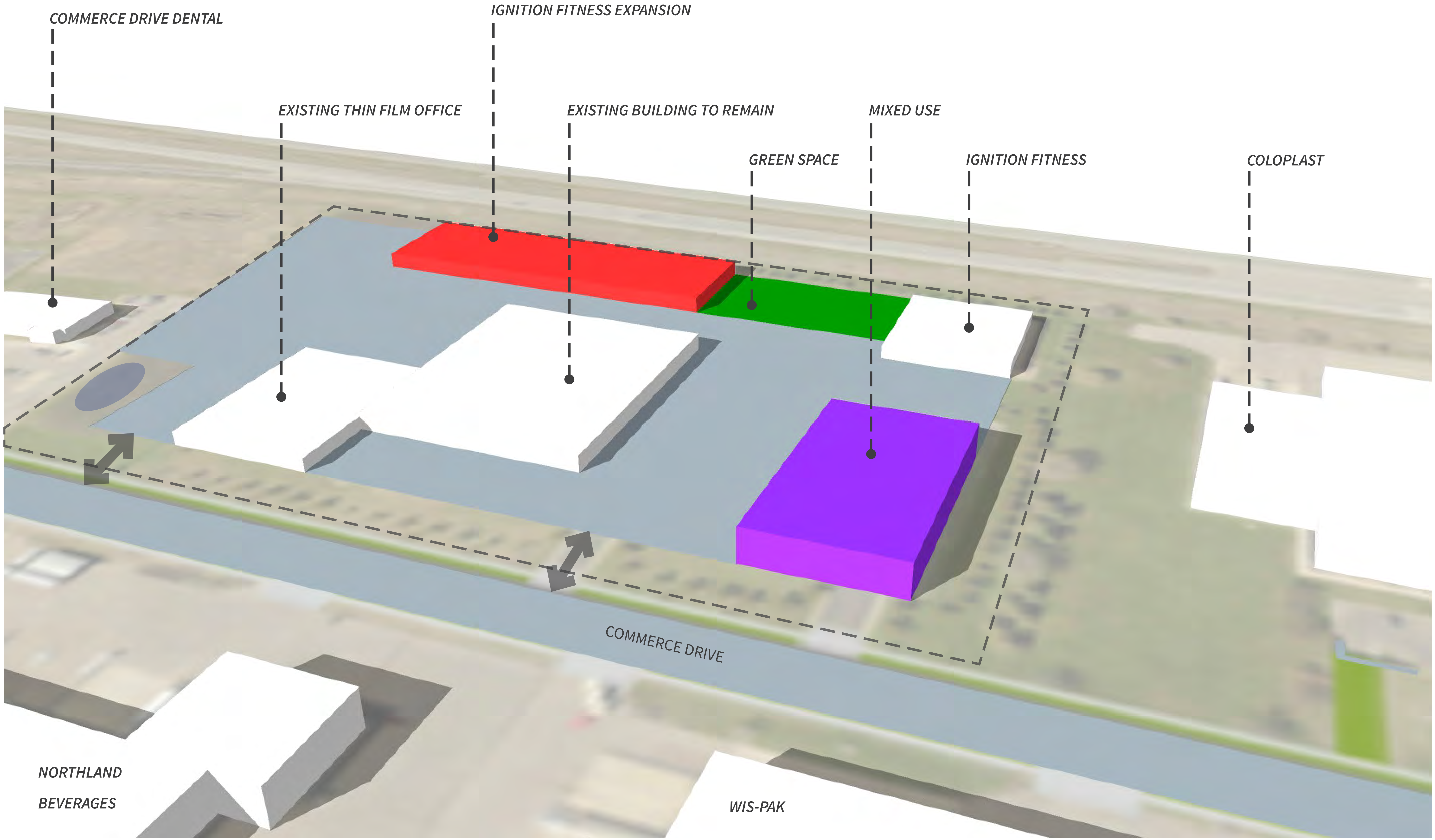

REDEVELOPMENT SITE 1
REDEVELOPMENT SITE 2
TH 14
COMMERCE DRIVE
EXISTING STRUCTURES
REDEVELOPMENT SITE 3
REDEVELOPMENT SITE 4
REDEVELOPMENT SITE 5
LEGEND
COMMERCIAL/RETAIL
MIXED USE
GREEN SPACE
ROADWAY/PARKING
EXISTING STRUCTURES
REDEVELOPMENT SITES

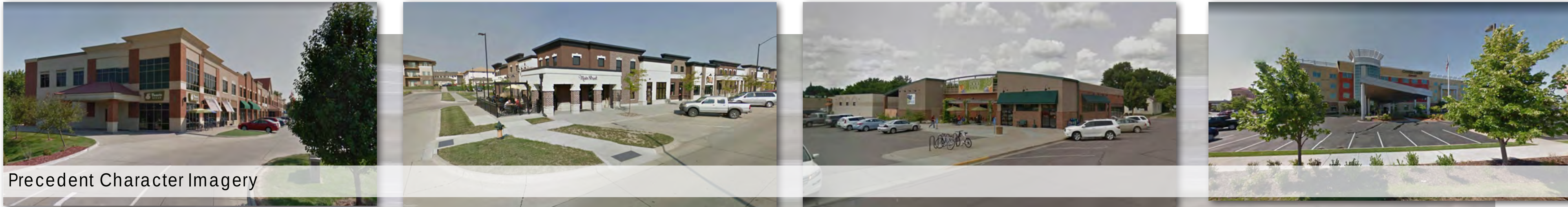
Appendix D.2 – Redevelopment Site 1



Precedent Character Imagery




COMMERCE DRIVE DENTAL
IGNITION FITNESS EXPANSION
EXISTING THIN FILM OFFICE
EXISTING BUILDING TO REMAIN
MIXED USE
GREEN SPACE
IGNITION FITNESS
COLOPLAST
COMMERCE DRIVE
NORTHLAND
BEVERAGES
WIS-PAK



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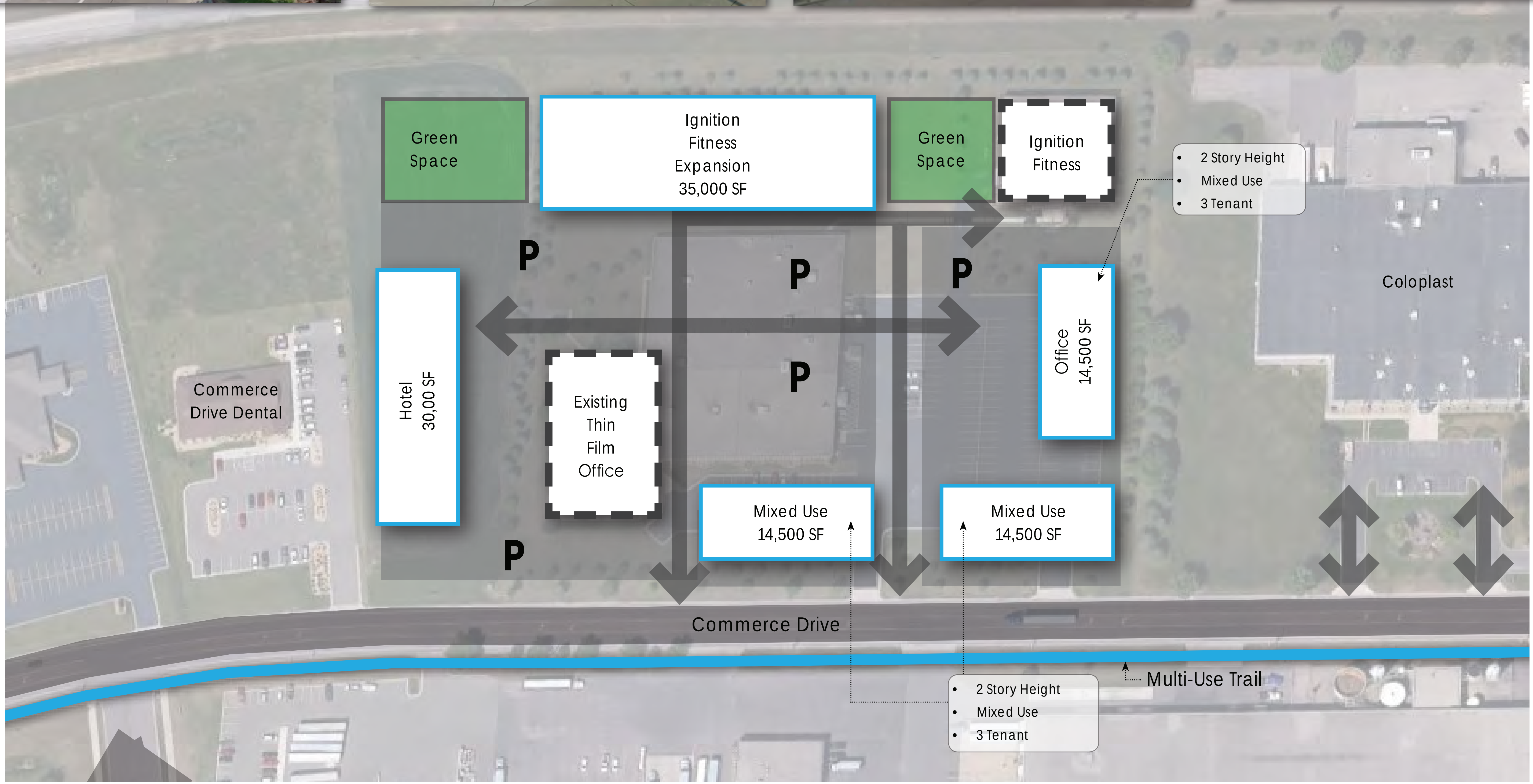

NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITE 1 - OPTION B

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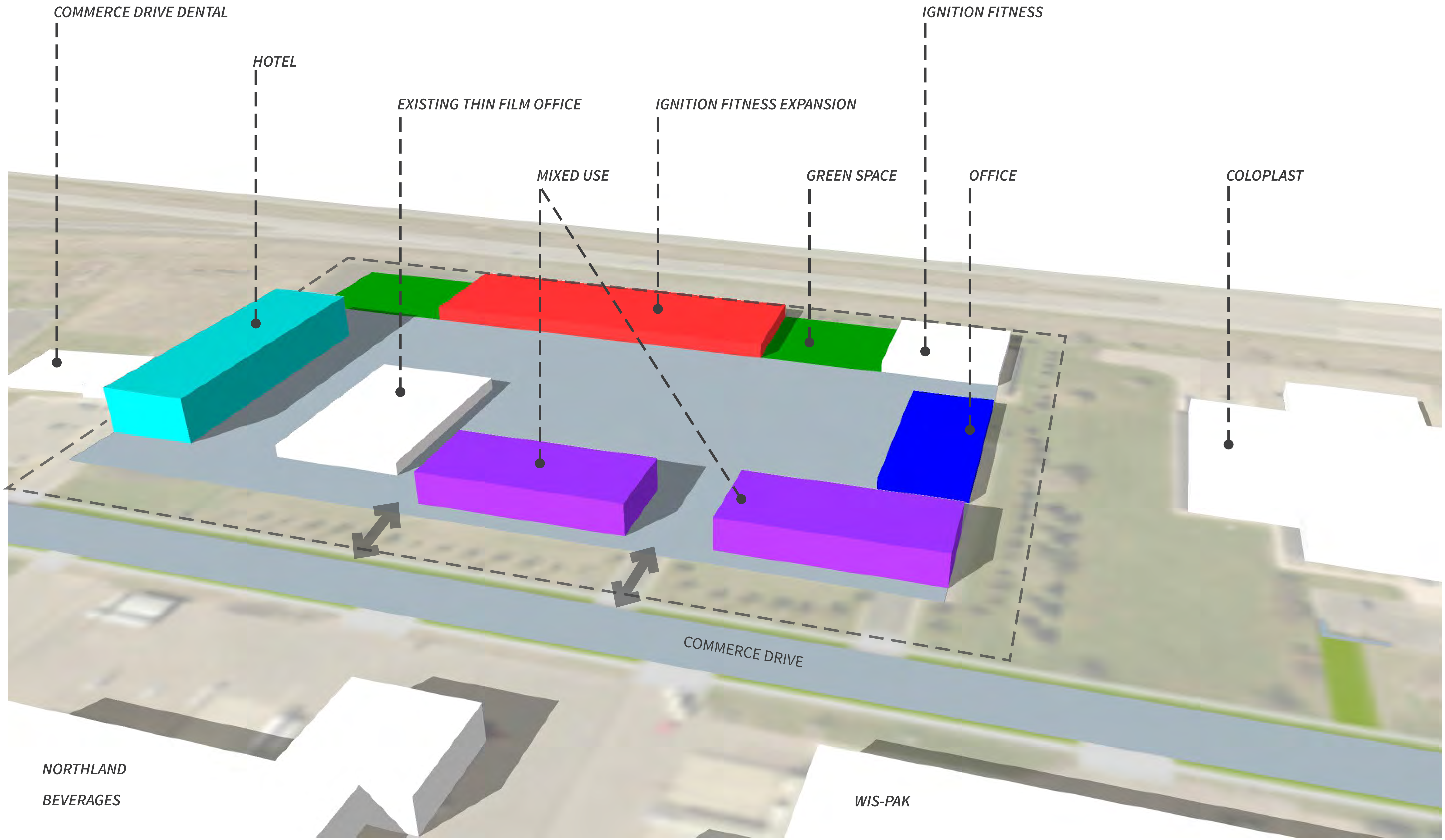
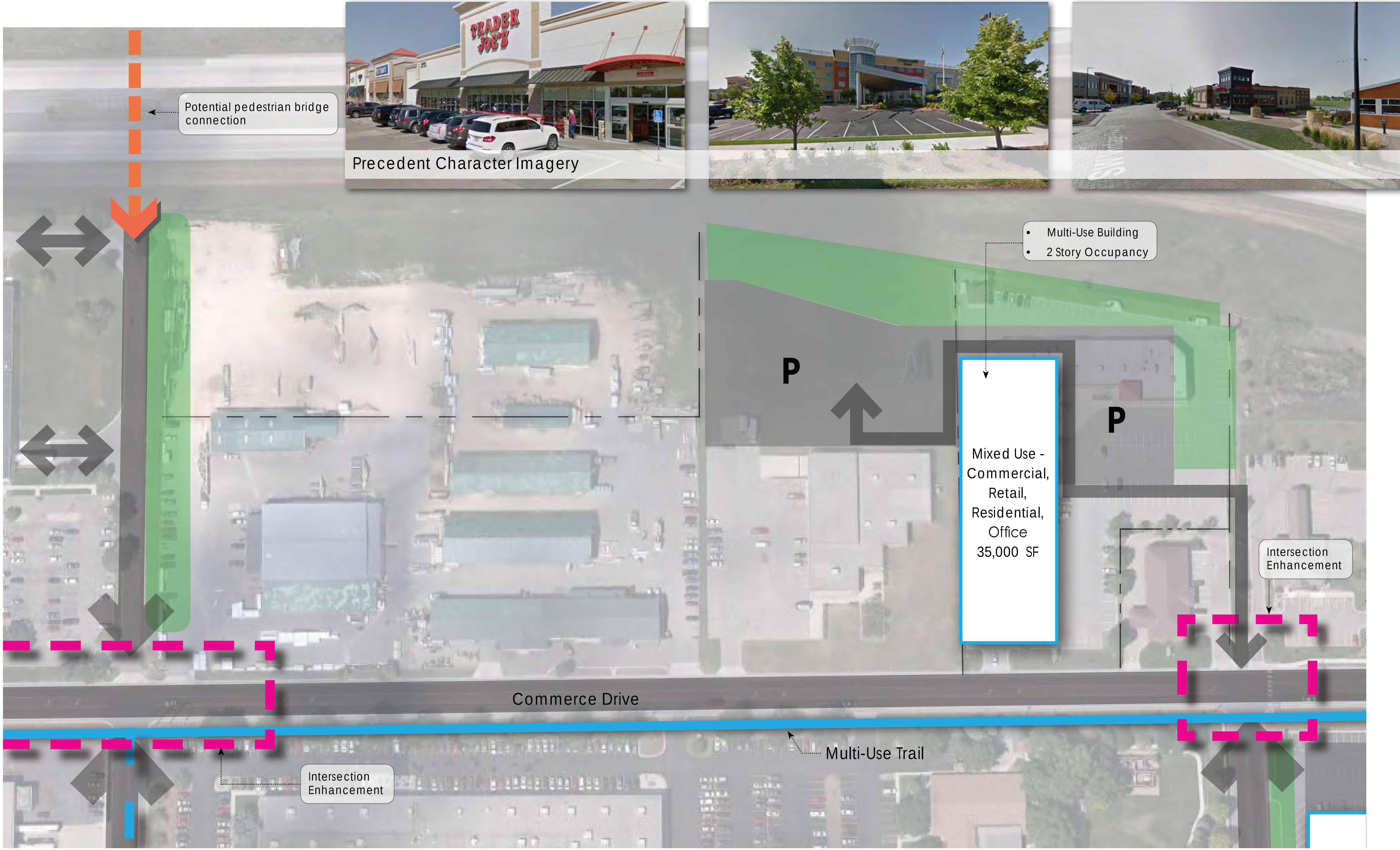

COMMERCE DRIVE DENTAL
HOTEL
EXISTING THIN FILM OFFICE
IGNITION FITNESS EXPANSION
IGNITION FITNESS
MIXED USE
GREEN SPACE
OFFICE
COLOPLAST
COMMERCE DRIVE
NORTHLAND
BEVERAGES
WIS-PAK

Appendix D.2 - Redevelopment Site 2



NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITE 2 - OPTION A

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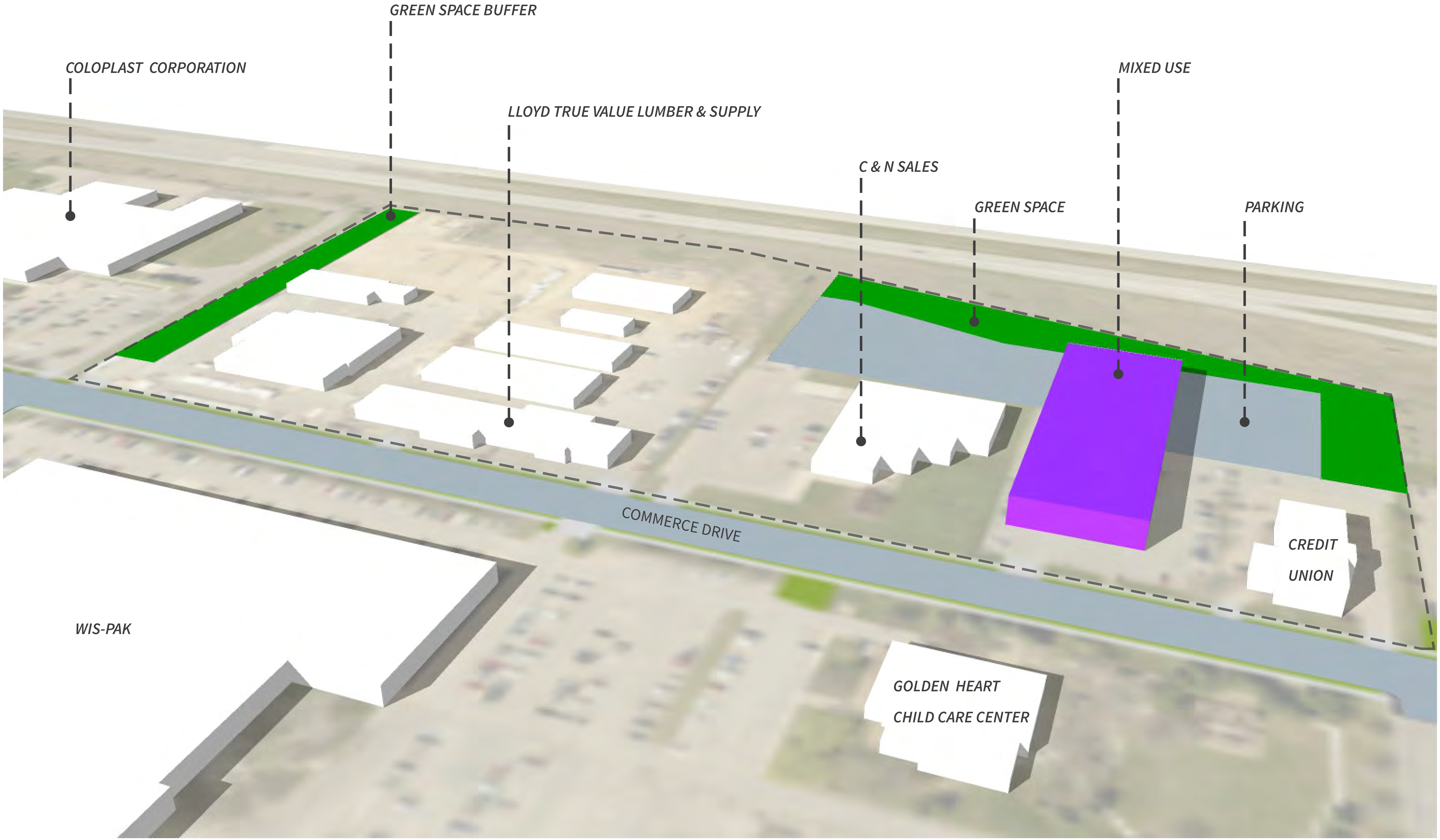

NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITE 2 - OPTION A

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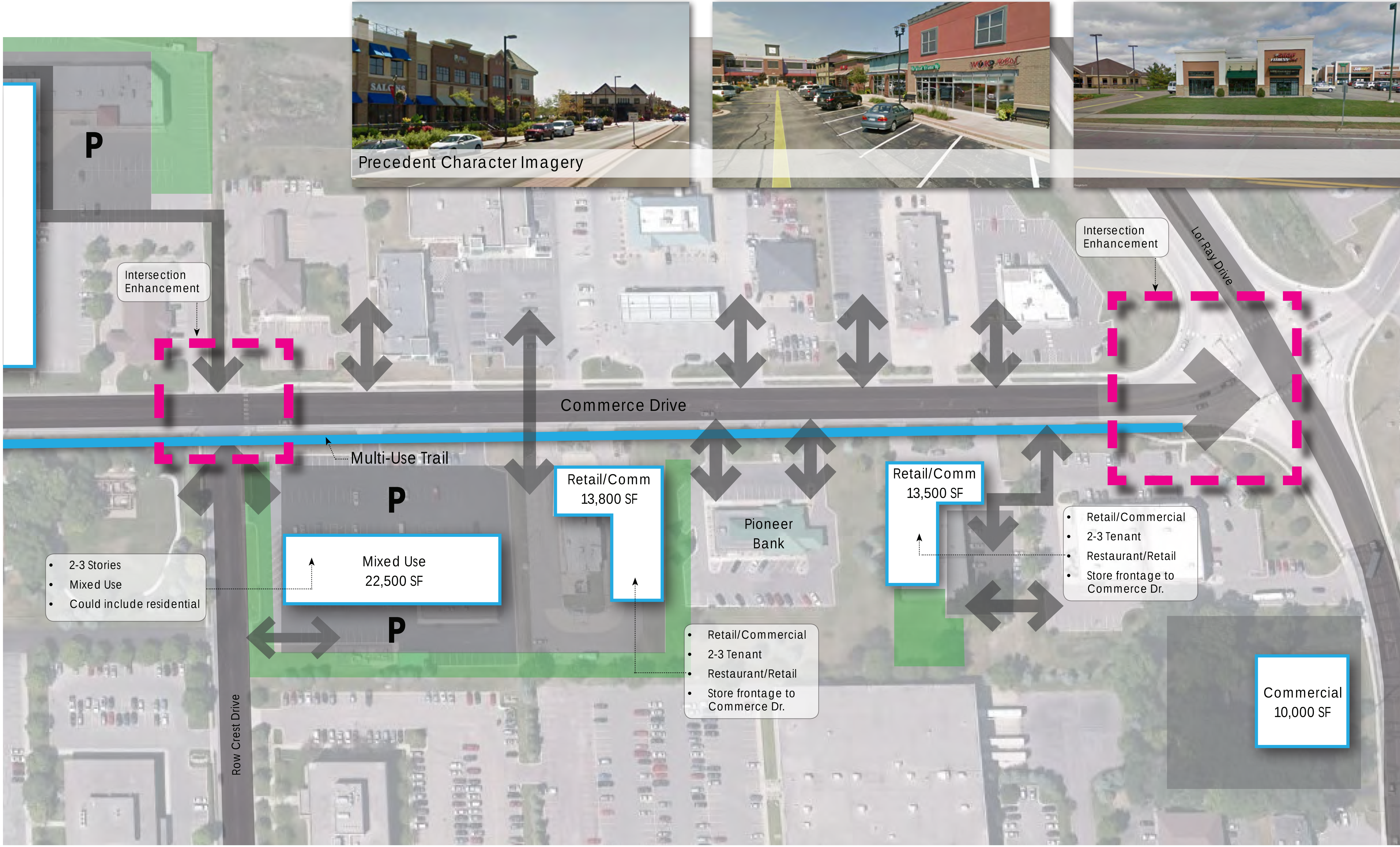
Appendix D.3 - Redevelopment Site 3-5



NORTH MANKATO | COMMERCE DRIVE LONG-TERM REDEVELOPMENT SITES 3, 4, & 5

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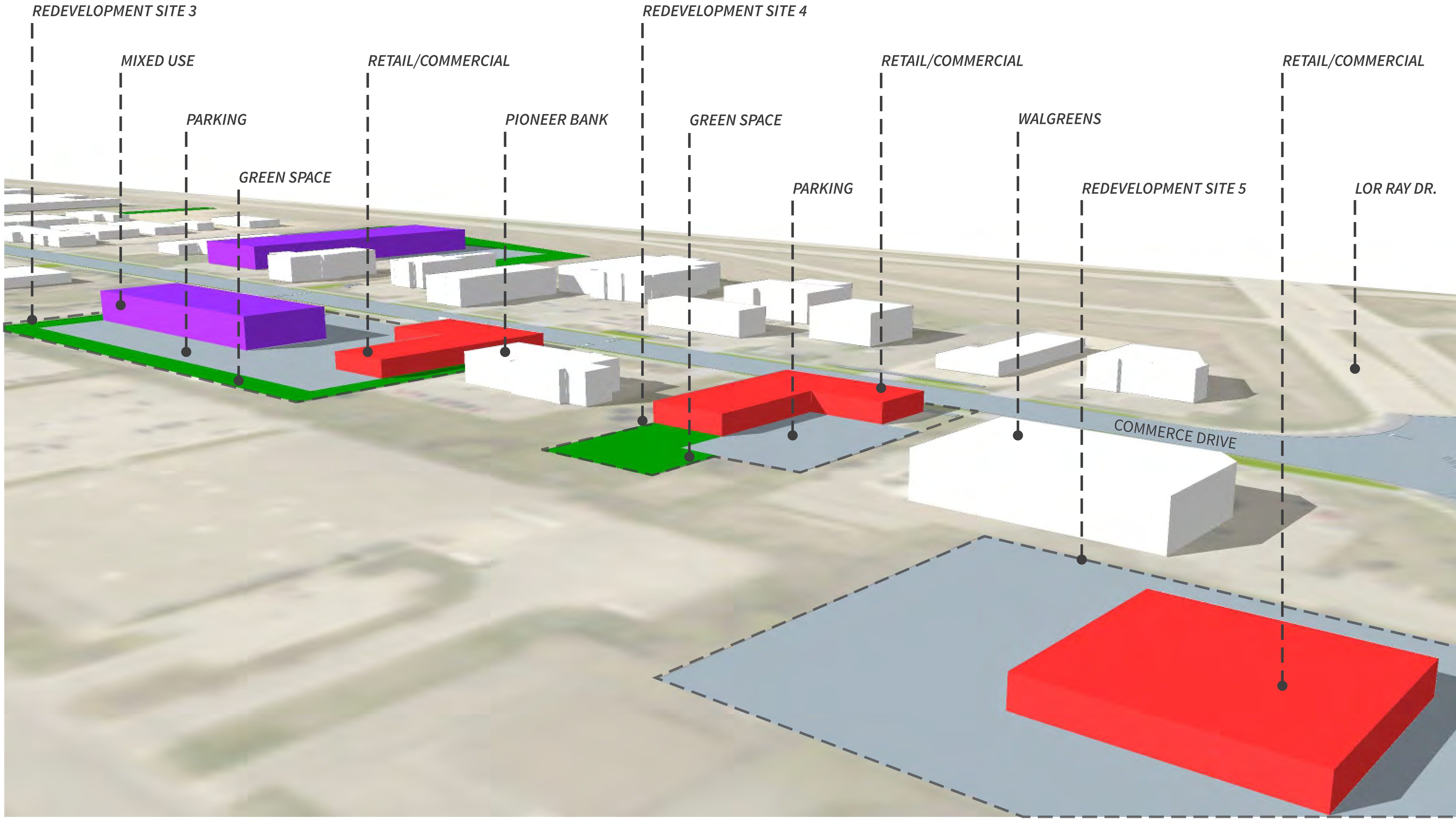

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