

2250 Diffley Rd.
Eagan Development

December 6, 2022



Introductions

>> District 191:

- Dr. Theresa Battle – Superintendent
- Stacey Sovine - Executive Director of Administrative Services
- Board members present
- Stacie Kvilvang - Ehlers

>> Development Team:

- Paul Heuer - Pulte Homes
- Ben Landhauser - Lifestyle Communities
- Brian Bochman - Enclave Development

ISD 191 Commitment

ISD 191 is Committed to:

- Students, student learning, and offering the best possible learning environments and opportunities;
- Engaging our community in this process and hearing from many voices;
- An open and transparent communication and decision making process;
- A cost effective use of our facilities and resources;
- Avoiding the creation of inequities or racially and socioeconomically identifiable schools.

Purpose of the meeting

» District 191:

- To outline the historical events which led us to this point in time.

» Development team:

- To share with the public their initial thoughts on how the property may redevelop and to outline the process.

Overview

» District Overview

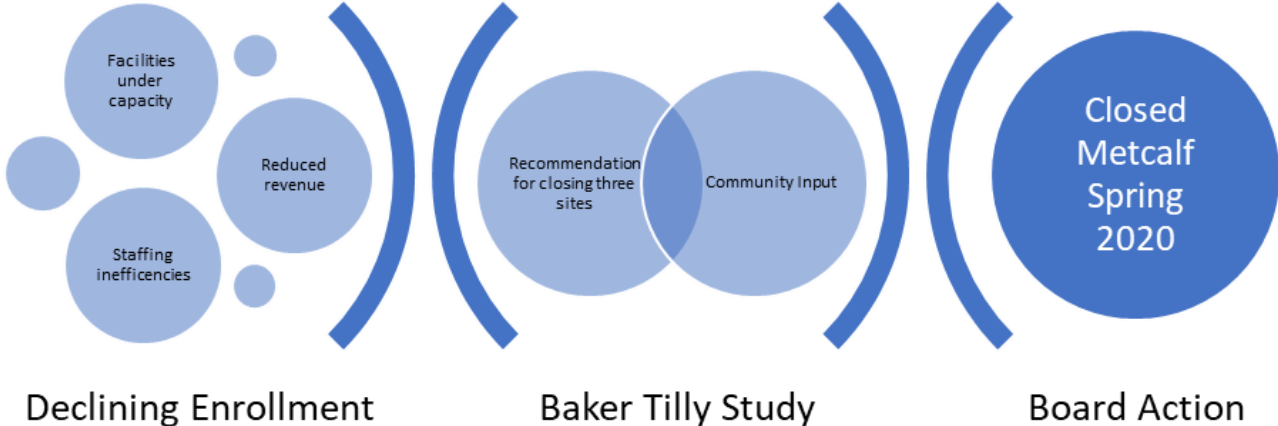
- Why we closed schools
- Why we are selling property
- Why we are seeking legislative exemption
- What was the process to sell Metcalf

» Development Overview

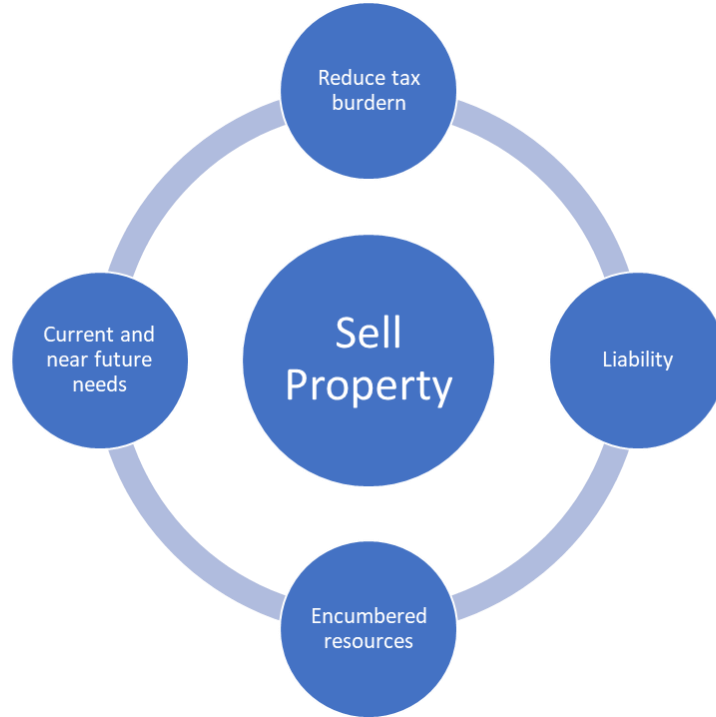
- Property characteristics
- Site plan reviewed by the City Council
- Site plan that has been revised
- About the homes
- The process

District Overview - Why we closed schools

2019
-
2020



Why are we selling property



Why are we selling property



- Metcalf is a School
 - Not selling to competitors such as private or charter schools
 - Not using taxpayer money to refurbish for other private sector purposes
- Enrollment Projections
- Leasing space limited to outdoor space and cafeteria

Why are we selling property



- Current encumbered resources: approximately \$6.2 million
- Current offer: \$12.3 million
- Principal / Interest: \$6.1 million
- Annual upkeep: \$182,000

Why are we selling property



- Mechanical
- Personal injury
- Property

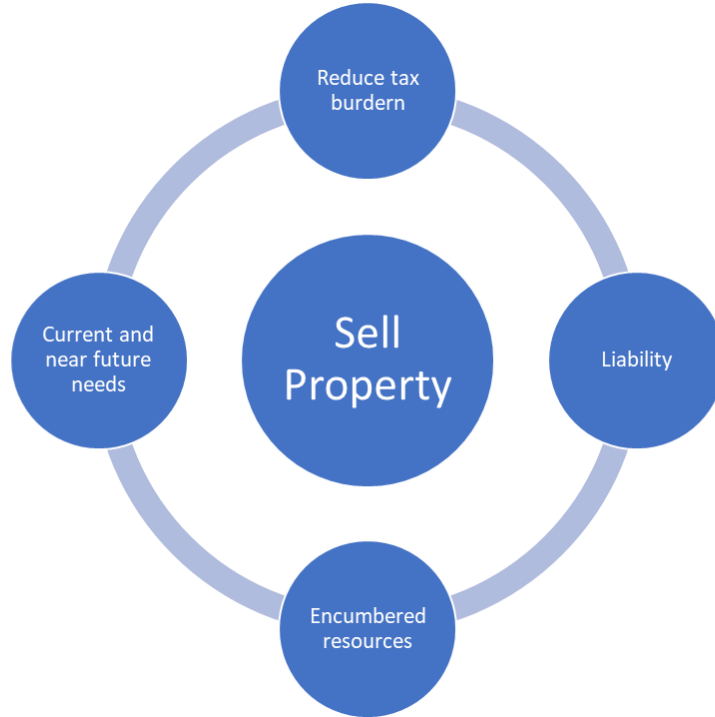
Why are we selling property



- Pay off current debt frees up \$6.1 million in principal and interest over 12 years
- Eliminate ongoing maintenance, utilities, insurance liability expense and property liability

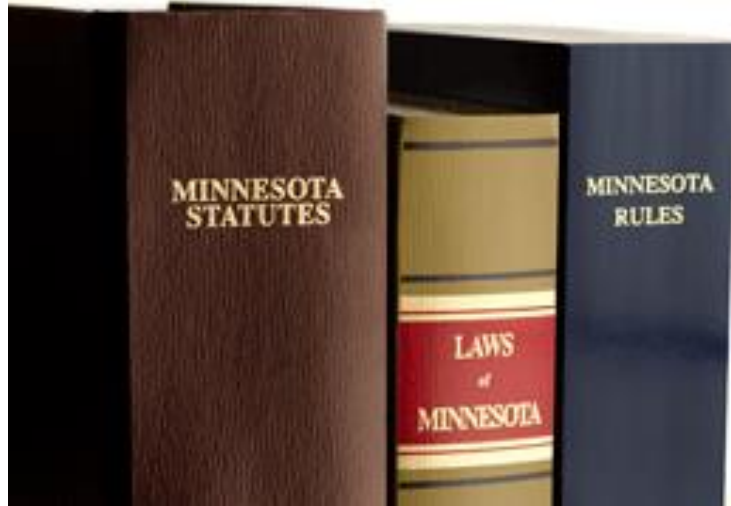
Why are we selling property

Maximize
Resources



Reduce Tax
Burden

Legislative Request



MN Statute 123B.50

Legislation and what the proceeds will be used for:

- **Required:** Pay off bonds (federal tax law, 123B.50).
- **Exemption sought:** Net available proceeds of approximately \$6.2M to be “transferred into the general undesignated fund to the full extent permitted under federal tax law and associated U.S. Treasury regulations” (ISD 191 Board Resolution 10/20/2020).

What was the process to sell Metcalf

>> Spring of 2020

- Decision to sell various properties

>> May 2021 - December 2021

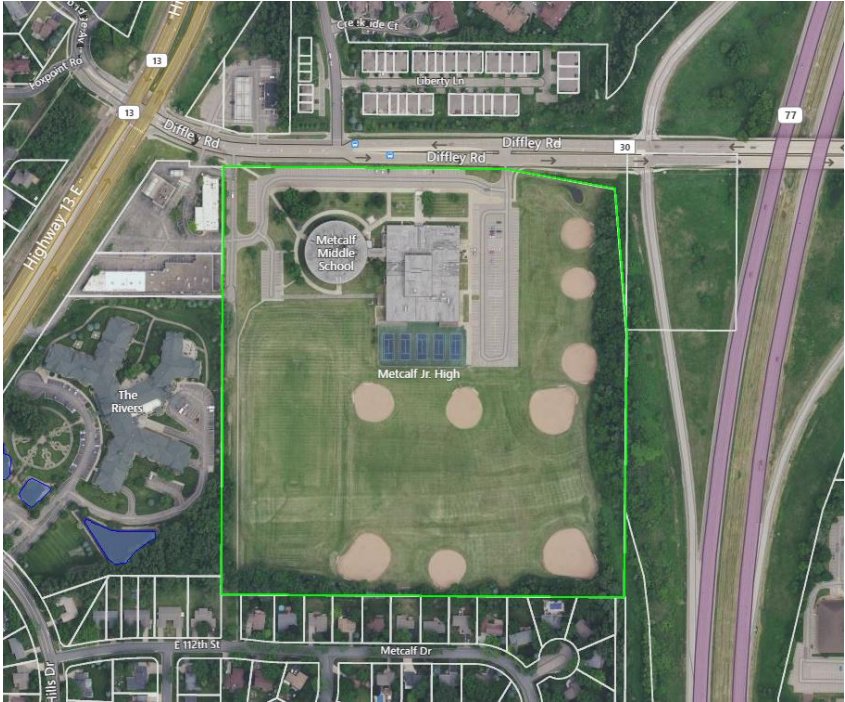
- Discussions with brokers and developers regarding Metcalf

>> January 2022

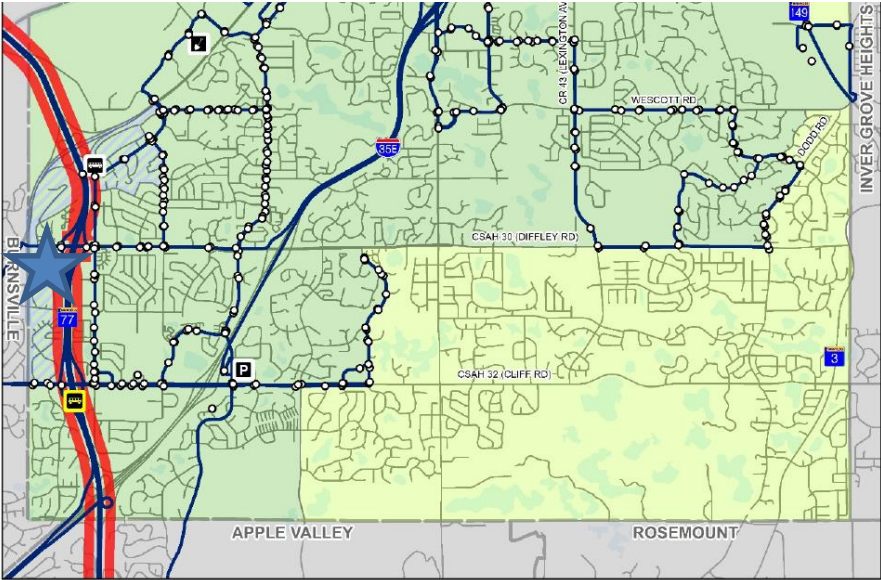
- Received formal offer
- Reached out to other parties that had interest to submit offer
- No additional offers made

Development Overview

Surrounding Land Uses



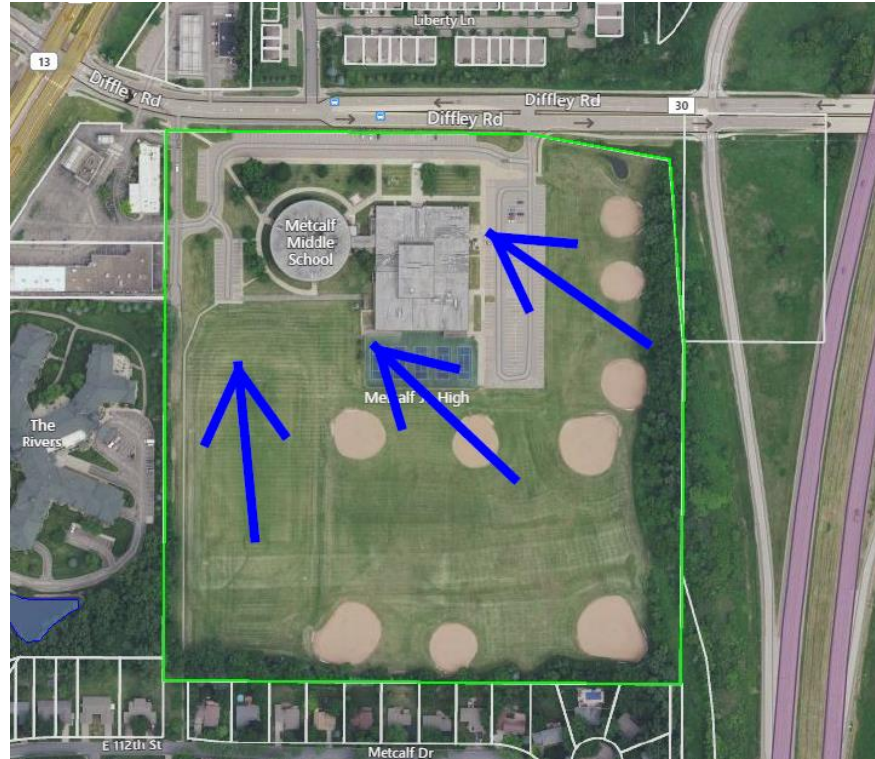
Strong Access to Transit



Existing Transit Facilities

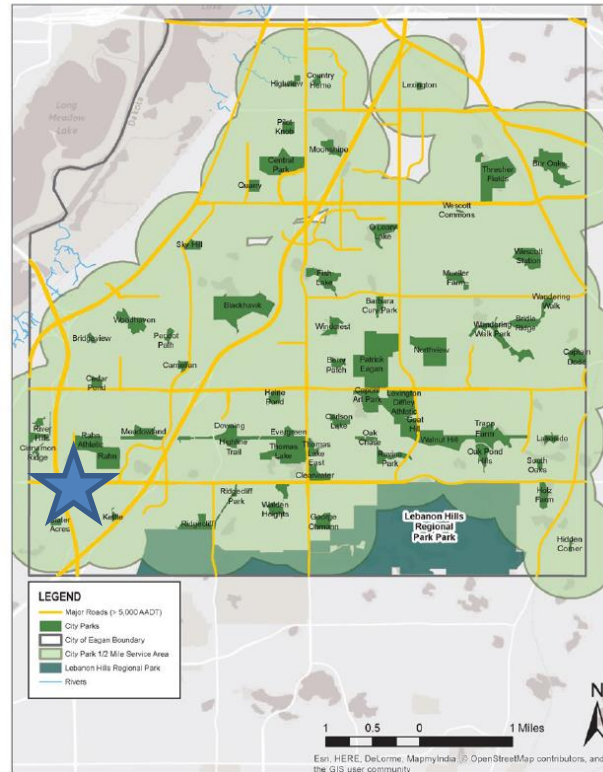
- Existing Transit Stop
 - Maintenance Garage
 - Ⓟ Park and Ride
 - Transit Station
 - Proposed Transit Station
 - Transit Routes
 - METRO Red Line
 - Market Area III
 - Market Area IV
 - Emerging Market Area II
- 0 0.5 1 Miles

Where Does the Water Run to?

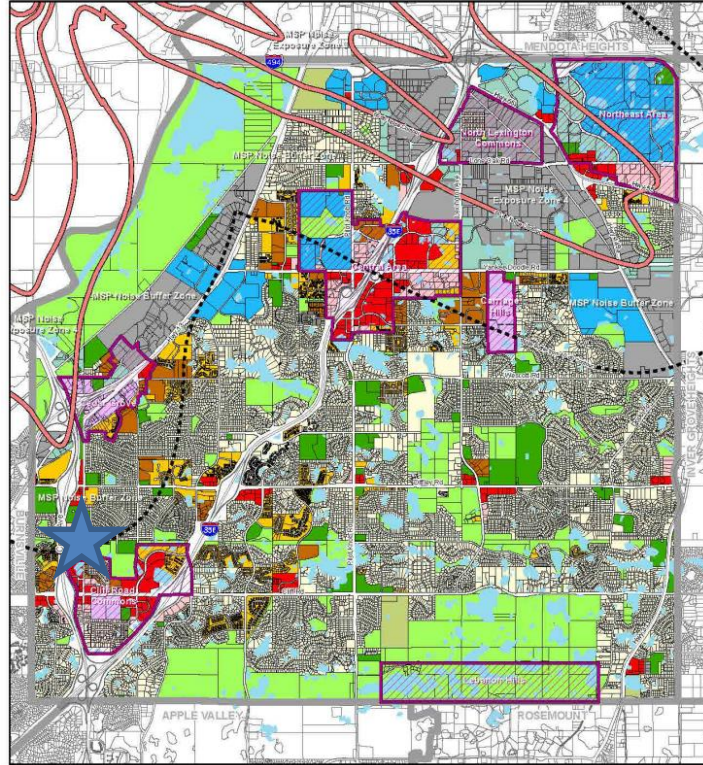


City Parks

Figure 5.2 – Half-Mile from City Park



Good Planning – Transitions of Intensity



Existing Buffer of Trees



Threading the Needle



Must satisfy a variety of goals of the stakeholders:

- Physical constraints – utilities, access, trees, slopes, environmental, etc.
- Finding the best and most logical locations for each land use
- Consistent w/City codes
- Meet vision of City Council, Staff and Community at large
- County access goals
- Meet market demand of Eagan area residents
- Sensitivity to our neighbors

Plan Presented to City Council



Revised Plan



Who Would be Your New Neighbors?

- Cooperative – 62+ active adult
- Twinhomes – Almost entirely empty nesters from 50 to 80 years old
- Townhomes – 70% of buyers are singles, young adults, first time home buyers, young families
- Townhomes – 30% of buyers are empty nesters attracted to the joint maintenance of “snow and mow”
- Apartments – Young adults, empty nesters/seniors, singles, young families



Pulte Townhomes



Pulte Twinhomes



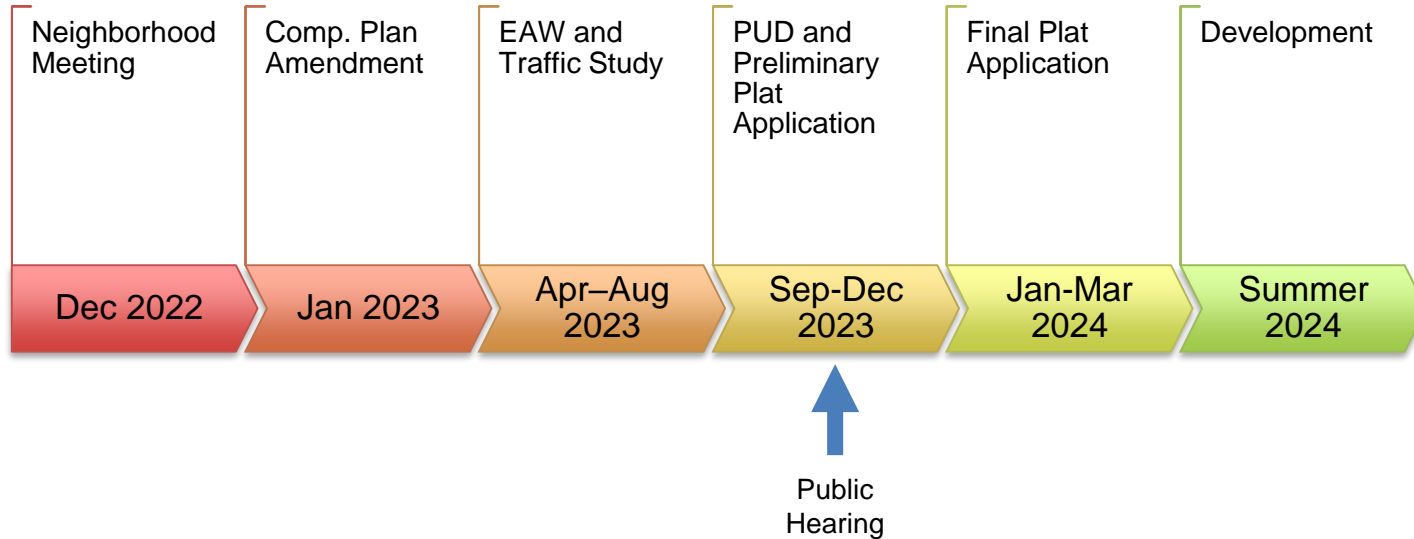
Lifestyle Communities Active Projects



Enclave Recent Projects



Schedule and Process



Questions?

Revised Plan – Tree Preservation



Comprehensive Plan Goals

1. Satisfy the Comprehensive Plan goals and policies including but not limited to:

- Continue to maintain **a land use pattern** that reflects a **variety of land uses** including residential neighborhoods of **varying densities and housing types**.
- Encourage a **mix of land uses** that help to **maintain a strong tax base** in the community
- **Respect the natural environment** while encouraging infill development and redevelopment
- **Encourage infill residential development** that preserves and enhances the vitality and character of existing neighborhoods.
- **Support the needs of the aging population** by locating senior housing in areas convenient to shopping, recreational opportunities and support services.
- **Designate sufficient land for higher density housing** to ensure that the City's goals of **providing a wide variety of housing options** can be attained.
- **Improve pedestrian and bicycle connections** between **residential neighborhoods of all densities** and community destinations including jobs, shopping, parks and civic facilities
- **Encourage higher density housing in mixed-use areas** to help meet housing needs.



ENCLAVE

lifestyle
communities

Pulte
HOMES