

*Community Asset Development
Group*

*Summary Of Recent
Commercial
Development Projects*

*Mission :
To assist developers and cities in building
community assets*

Client: Chestnut Group

Budget: \$1.8 million

Status: Completed

Description:

Platting and development of 39 detached single family homes target to the empty nester market. Price range of \$350,000 to \$500,000



Brickyard Villa 39 units of detached single family

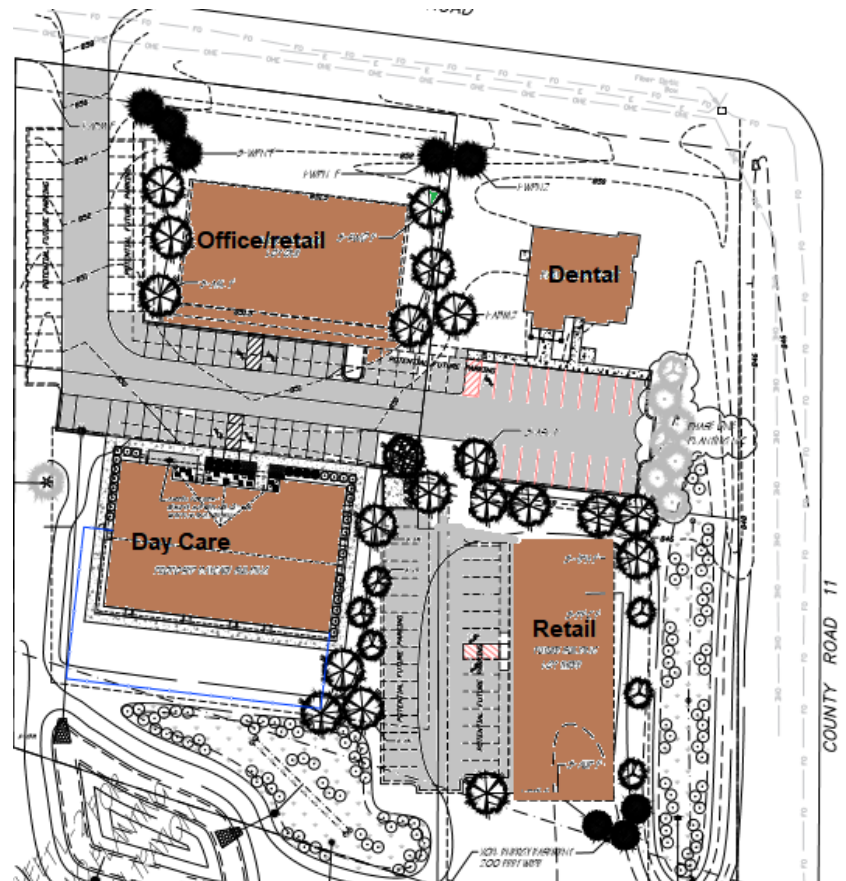
Client: Lenzen Group

Budget: \$2.5 million

Status: Development Complete

Description:

Four lot commercial development Dental office, retail and day care completed in 2018



Carver Square

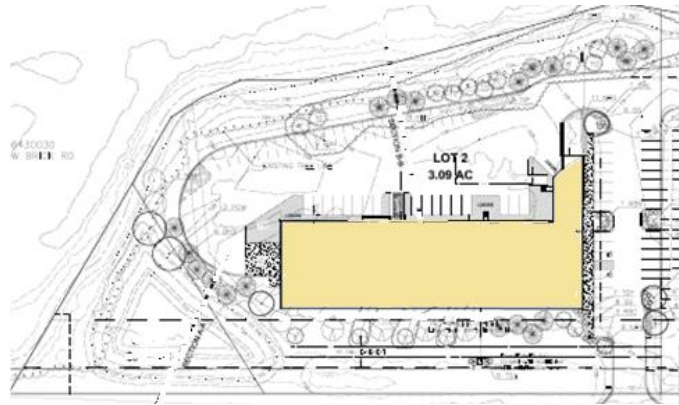
Client: Chestnut Group

Budget: \$2.1million

Status: Completed 2012

Description:

Redevelopment of old lumberyard to 22,000 sq. ft millwork and retail space with 7 acre for future industrial. Involved tax increment assistance and SBA loan



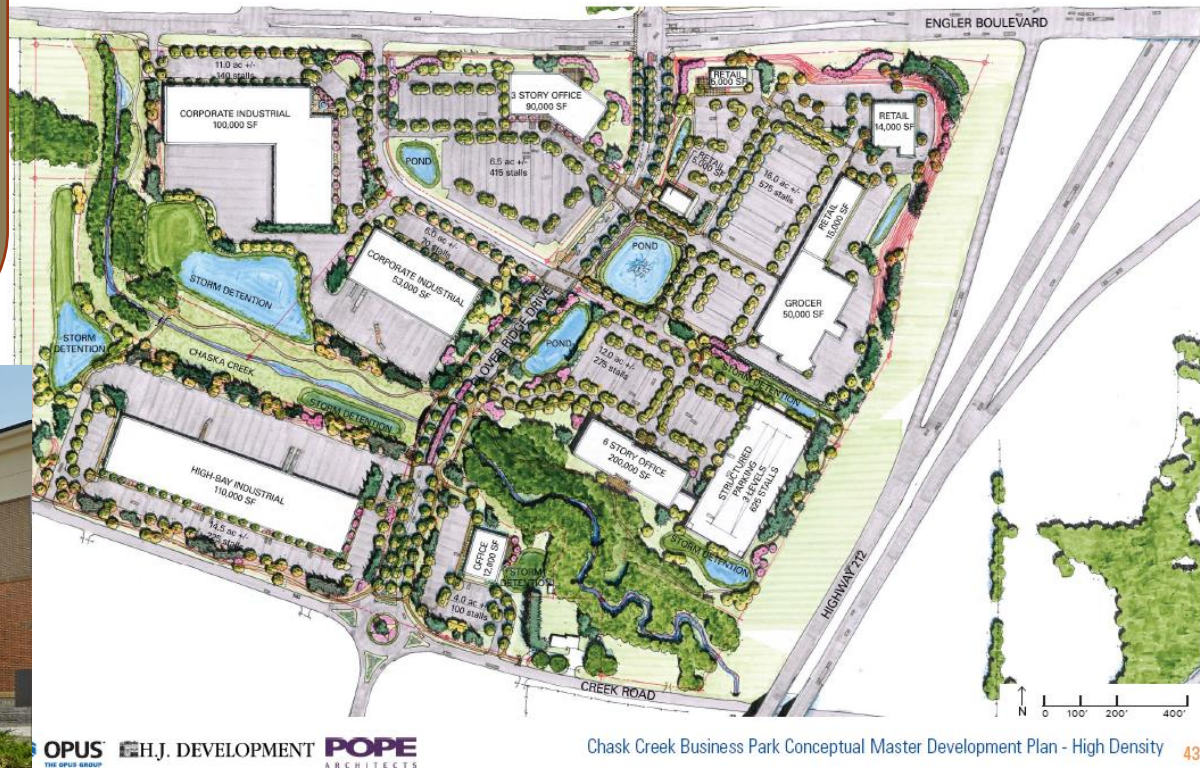
Chaska Building Center Redevelopment

Client: Wabash Capital

Status: Ongoing

Description:

Owners representative for development of 80 acre business park incorporating 16 acres of community retail purchased by HyVee for 110,000 sq. ft grocery and 3 acres for a 34,000 sq. ft medical office building. Three 10+ acre sites for office/industrial



Chaska Creek Business Park Conceptual Master Development Plan - High Density 43

Chaska Creek Corporate Center



Client: DDK

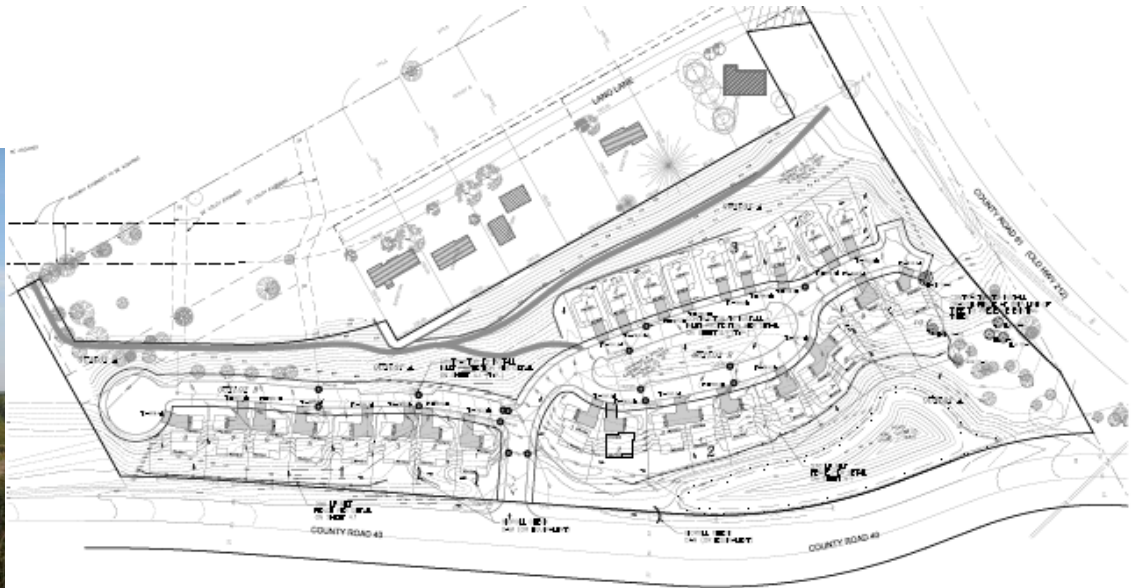
Construction

Budget: \$1.6 million

Status: Completed

Description:

Replatting of a failed row townhomes site into 27 detached villas. Price range of \$235,000 to \$350,000



Carver Bluffs Villas 27 detached townhomes

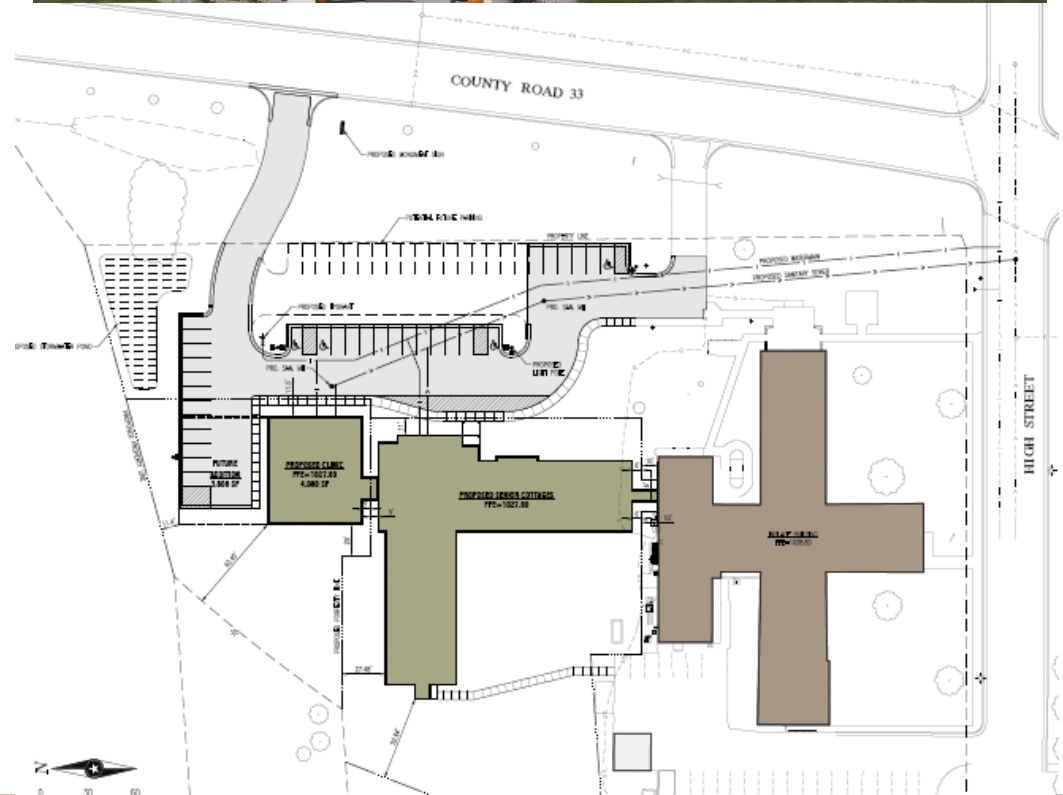
Client: Community Asset Foundation
Budget: \$3.3 million
Status: Completed 2012
Description:
Site acquisition, financing and development of a 24 unit assisted living facility



The Lodge of Mountain Lake 24 units

Client: Community Asset Foundation
Budget: \$2.5 million
Status: Opened March 2014

Description:
Site acquisition, financing and development of a 16 unit assisted living facility attached to existing nursing home. Sold adjacent site to Ridgeview Medical Center to constructed 4,000 sq. ft medical clinic



The Lodge of Winthrop 16 units

Client: Community Asset Foundation
Budget: \$2.9 million
Status: Opened Sept 2014

Description:
Site acquisition,
financing and
development of a 18 unit
assisted living facility



The Lodge of Howard Lake 18 units

Client: Community
Asset Foundation
Budget: \$3.5 million
Status: Opened Sept
2015

Description:
Site acquisition,
financing and
development of a 24 unit
assisted living facility



The Lodge of Taylor Falls 24 units

Client: Goodman Group & The Legend, LLC

Budget: \$32.5 million

Status: Abandoned by the Owner

Description:

Assisting in site approvals, tax abatement assistance and project financing of a 125 unit senior living community




THE LEGENDS
AT HAZELTINE

JBG
JBG BROWN ASSOCIATES

SCHEMATIC SITE PLAN
FEBRUARY 6, 2009



THE LEGENDS AT HAZELTINE

The Legends of Hazeltine

Client: Klingelhutz
Development

Budget: \$1.6 million

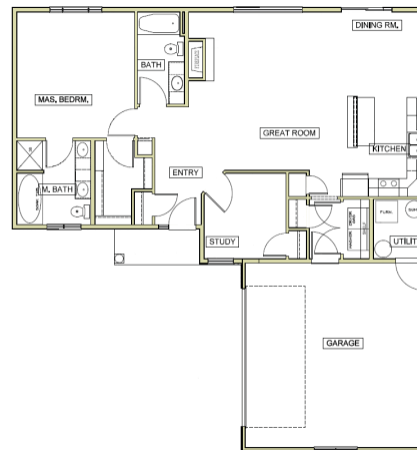
Status: Completed 2011

Description:

Redevelopment of failed townhome development in Heart of Burnsville
Development converting the site to 8 detached villas; site plan approval, tax increment agreement and construction oversight



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Nicollet Plaza Villa Redevelopment

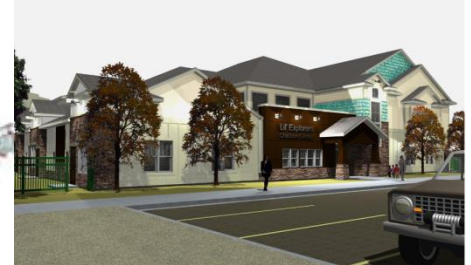
Client: Auburn Homes & Services

Budget: \$10.1 million

Status: Completed 2012

Description:

Completed site acquisition, master plan preparation, City approvals, tax increment agreement, tax exempt bonding and overseeing construction of a 61 unit assisted living. Adjacent site was sold to 'lil Explorers for a 200 child daycare center



The Meadows Senior Housing 61 units

Client: Klingelhutz
Development
Budget: \$3.2 million
Status: Completed 2011
Description: Preparation
of concept development
plan for 64 single family
lots, obtained City of
Chanhasen approvals and
managed sale of 50 acre
parcel to Lennar Homes



Lake Riley Subdivision

Client: Klingelhutz
Development
Budget: \$684,000
Status: Completed 2013
Description: Preparation
of concept development
plan for 16 single family lots,
obtained City of Chanhassen
approvals and managed sale
of 13 acre parcel to
Knoblauch Homes



Riley Creek Subdivision 16 lots

Client: P&F

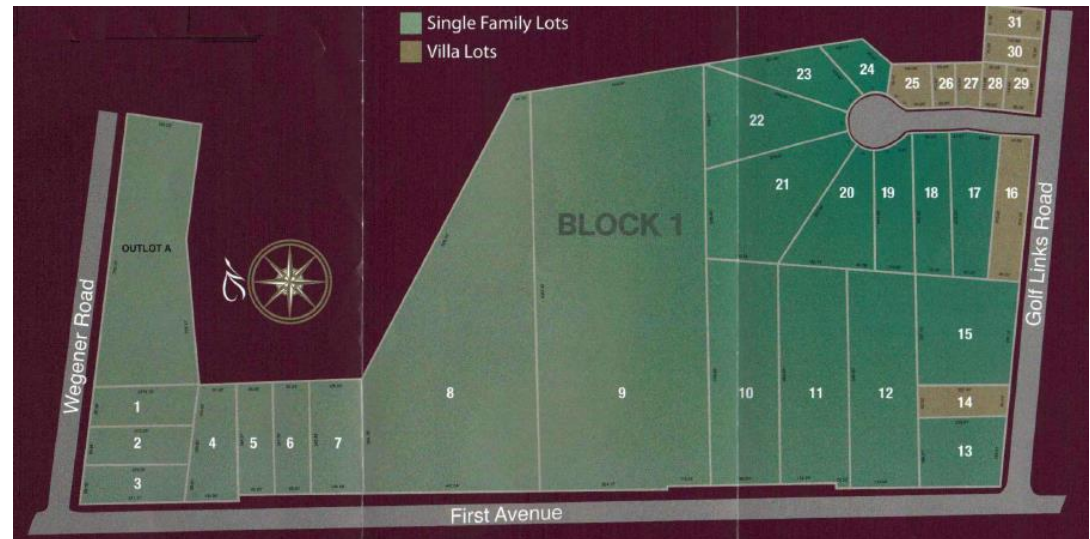
Development

Budget: \$655,000

Status: Completed 2010,
lots being marketed

Description:

Development of 31 single family home sites adjacent to golf course in Hibbing Mn. Land acquisition, site development, IRRRB and City of Hibbing grants



Mesaba Woods 31 Residential Lots

Client: Chestnut Group
Budget: \$3.5 million
Status: Opened Summer 2015

Description:
Site plan and other governmental approvals for a 24 unit memory care facility in Chanhassen Mn



Bluff Creek Senior Cottages

Client: Community Asset Foundation

Budget: \$7.5 million

Status: Completed

Description:

Serve as developer for a 31 unit assisted living and memory care facility on Good Samaritan campus in New Hope Mn



New Hope Assisted Living

Client: Klingelhutz
Family Trust

Budget: \$2.5 million

Status: Completed

Description:

As owner representative
prepare concept plan
process through City
approvals and assist in
identifying buyer of
approved plan



Chaska Bluffs Concept Plan

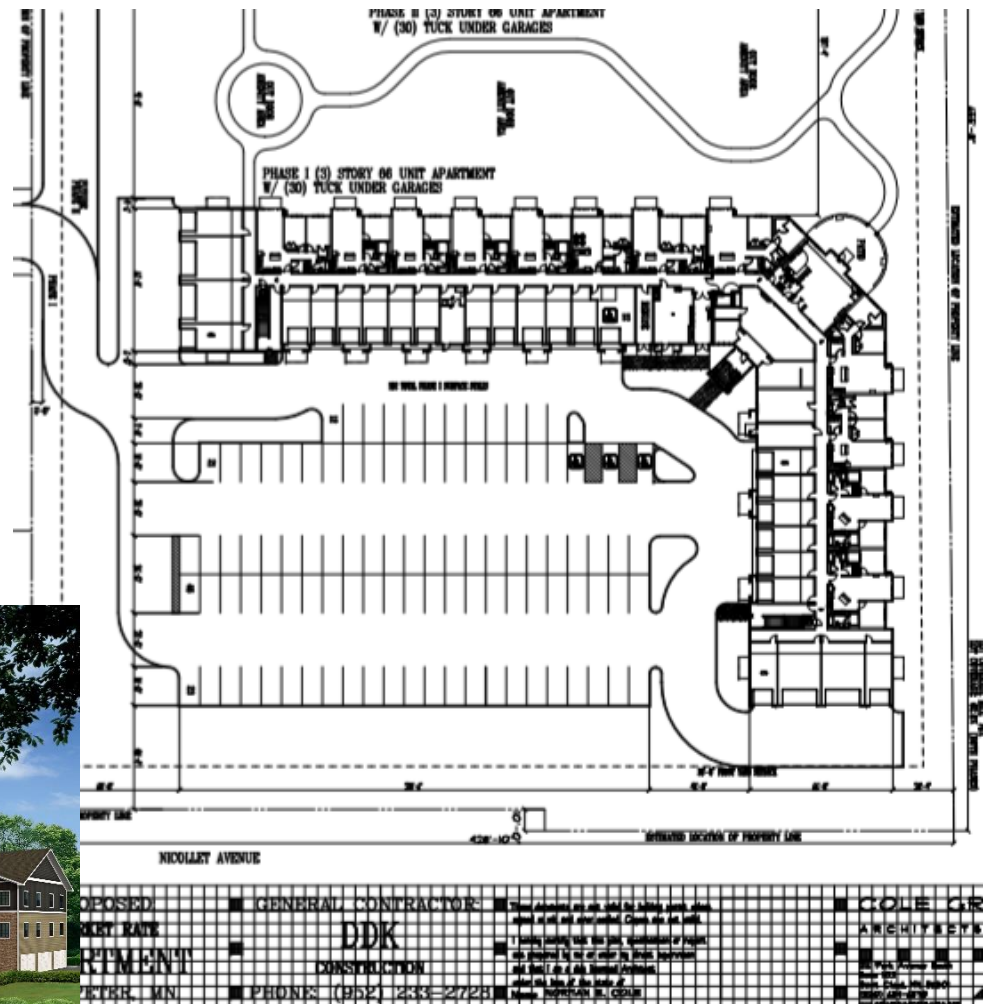
Client: St Peter's Investors LLC

Budget: \$11.5 million

Status: Opened December 2021

Description:

As owner representative prepare concept plan process through City approvals, acquire the site, negotiate TIF assistance and arrange financing



St Peter Apartments

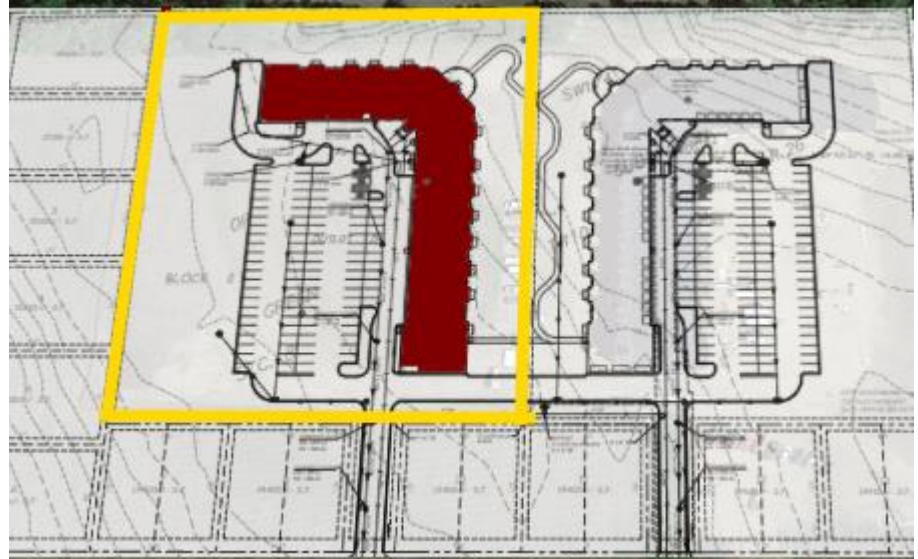
Client: St Peter's Investors LLC

Budget: \$13.5 million

Status: Opened September 2023

Description:

As owner representative prepare concept plan process through City approvals, acquire the site, negotiate TIF assistance and arrange financing



St Peter Apartments Phase 2

Client: Waconia Investors LLC

Budget: \$10.5 million

Status: Completed

Description:

As owner representative prepare concept plan process through City approvals, acquire the site, negotiate TIF assistance and arrange financing



fc FIRM GROUND



ARTMENTS

Waconia Apartments

Client: Sterling Black Construction

Budget: \$11.5 million

Status: Opened December 2023

Description:

Redevelopment of Oak Ridge Conference Center site

As owner representative prepare concept plan process through City approvals, acquire the site, negotiate TIF assistance and arrange financing. The retail site has been bought by Costco and the apartment site is now underdevelopment.



Oakridge Redevelopment

Client: Cologne Academy

Budget: \$5.5 million

Status: Opened March 2023

Description:

STARS Early Learning Center. Served as development consultant for a 16,000 sq ft child care center and coffee shop on the Cologne Academy school campus. Involved securing funding, land donation, grants and overseeing construction



STARS Early Learning Center

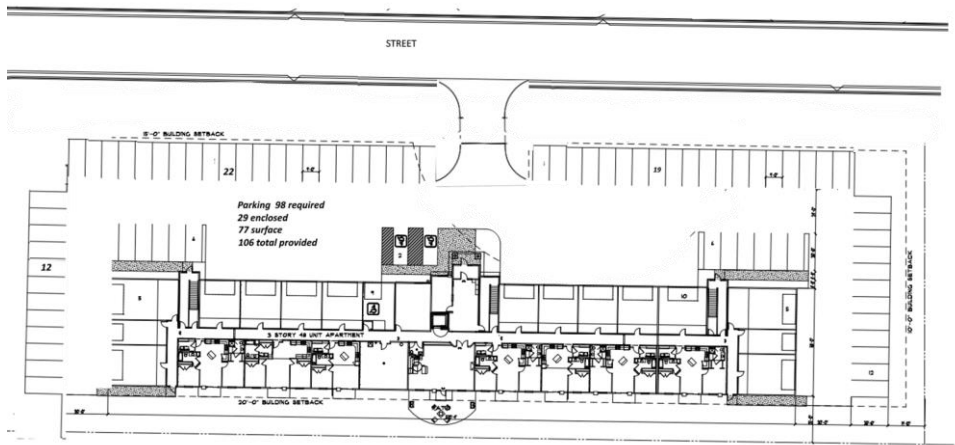
Client: Foxtail Creek LLCLLC

Budget: \$10 million

Status: Opened Sept 2024

Description:

As owner representative prepare concept plan process through City approvals, acquire the site, negotiate TIF assistance and arrange financing



Little Falls Apartments

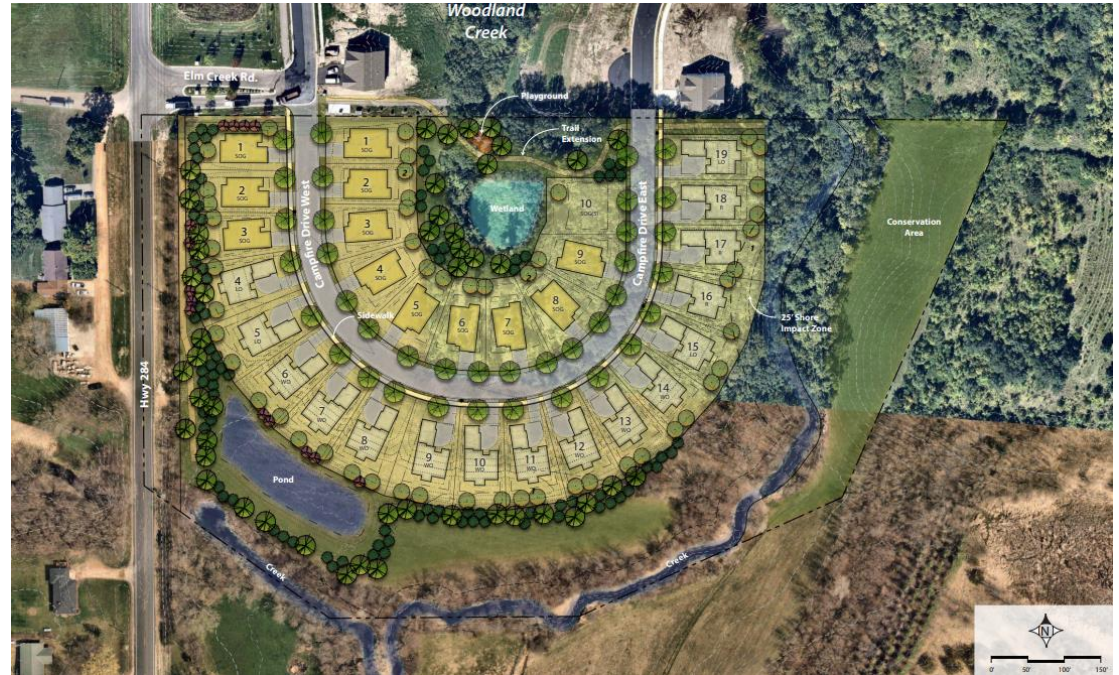
Client: DDK Construction

Budget: \$2.7 million

Status: Completed

Description:

As owner representative prepare concept plan and final plat, process through City approvals and assist site development



Woodland Creek Concept Plan

Client: NYA Investors
Budget: \$10.1 million
Status: Construction to start in 2025

Description:
Development of a 43 unit market rate apartment in a City redevelopment zone



NYA Apartment