



City of  
**Blue Earth**

**CITY OF BLUE EARTH  
AGENDA  
CITY COUNCIL WORKSESSION  
MONDAY, MAY 7, 2018 @ 4:30 P.M.**

**Call to order.**

**Roll call.**

**Old Business.**

1. Discussion of the 3 Sister Buildings.

**New Business.**

**Adjourn.**

**By Order of the Blue Earth City Council**

**Timothy Ibisch**

**City Administrator**

Post @ City Hall-Friday, May 4, 2018 through Monday, May7, 2018

Distribute to Mayor & Council members-Media & file



To: Mary Kennedy, EDA  
CC: Timothy Ibisch, City Administrator  
Date: March 22, 2018  
Re: 3 Sisters Proposal



Dear Ms. Kennedy,

Thank you for your reply and offer of \$150,000 in grant and \$200,000 in loans from the Blue Earth EDA. Our request for commitment of \$750,000 in local funding for this project still stands. We have a financeable real estate project developed, with all spaces filled by both new companies and existing businesses eager for new space. Even if we only consider half of our projected full-time jobs to materialize, it will still be 14 new, full-time jobs with average salaries of \$60,000/year, representing \$840,000/year of personal income for Blue Earth residents. Those jobs range from technology (coding, database, web design, and video production) to arts and culture (restaurant management, retail, print production, and education.) In addition, part-time work opportunities could arise from the restaurant, artist studios, and event space requirements.

The local funding commitment could come not only from the City of Blue Earth, but also Faribault County and any other local foundations or sponsoring businesses, organizations or individuals. Given the level of investment -- not just in building renovations, but in the businesses to occupy those spaces -- we will be bringing to the community in which the Rural Renaissance organization chooses to launch, we believe local commitment representing 30% of the building renovation cost is a fair and reasonable request.

I was hoping Blue Earth would be the site of this project, and my business partners were ok with my hometown bias in giving Blue Earth the first opportunity in our site selection. However, strong local support, not just financial, but enthusiasm and progressive vision in local government for attracting and supporting new business development, is one of the biggest factors in the viability of a project like this. I anticipated a more positive response from the City of Blue Earth, especially given the buildings have been sitting vacant and deteriorating for over a decade and that this is a project driven by and supporting of multiple Blue Earth Area graduates who care about the future of the community and were willing to dedicate their time, talents, and investment dollars to launch the Rural Renaissance project in our hometown.

We are entertaining proposals from other communities, should Blue Earth decide to pass on this project. The vision is ambitious and bold, but it is built upon experience, creativity, and sound financial controls. Thank you for your consideration, and I look forward to continuing the conversation.

Best regards,

Janie Hanson  
Founder + CEO  
Connect the Grey

# THREE SISTERS PROJECT

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Proposed Pilot Location for the Rural Renaissance Project,  
Developed by Connect the Grey

Overview for Blue Earth City Council

April 2, 2018

[www.connectthegrey.com/ruralren](http://www.connectthegrey.com/ruralren)





# THREE SISTERS PROJECT

# PROPOSAL

## BACKGROUND

- **Project Overview:** \$2.5 million redevelopment project to convert 3 abandoned buildings on Main Street in Blue Earth, MN, into the pilot site for the Rural Renaissance Project, an initiative to drive entrepreneurial investment and economic development in rural communities.
- **Developer:** Connect the Grey (CtG), a Minnesota LLC, founded in 2014 by Janie Hanson, a BEAHS alum (Class of 2000) and with a graduate degree from Columbia Business School (MBA'11) in NYC.
- **Core Tenants:** Rural Renaissance Project businesses, Connect the Grey, and Hanson Lahre, Inc., a technology company co-founded by Hanson and Deanna Lahre, from Kansas City, MO, out of a merger with StatFutures, Inc., a Kansas company founded in 2007.
- **Construction:** DeMars Construction engage to manage the buildout on an open book, cost-plus contract with CtG. Proposed schedule includes beginning site work in May, with project completion in November.
- **Building Capital:** \$750,000 of local funding required to confirm site selection, \$750,000 funding match from project sponsors prior to groundbreaking, remaining \$1 million funded prior to construction completion.
- **Rental Agreements:** long term contracts with rates set at levels to cover all building operational costs (maintenance, utilities, taxes, insurance, etc.) and provide the physical space, equipment, and management support structure needed to launch, sustain and grow local business and creative ventures. Educational programming and community use of building facilities incorporated into agreements with tenants.

## PROJECT OPPORTUNITY

Connect the Grey requests from the City of Blue Earth:

- Commitment to help secure the \$750,000 of local funding to confirm selection of the City of Blue Earth and Faribault County as the pilot site for the Rural Renaissance Project.
- Property tax abatement for the remainder of 2018 and 2019 while the project is launching. The project will then pay full taxes on the building complex, generating annual tax revenues of approximately \$50,000 (assuming 2% tax on \$2.5 million property value). At that rate, the \$750,000 of local economic development funding would be repaid in 15 years.



## THREE SISTERS PROJECT

## DEVELOPMENT TEAM

### FOUNDERS

Janie Hanson, Connect the Grey, Minneapolis  
Deanna Lahre, StatFutures, Kansas City

### DESIGNERS

Beth Fasnacht, Timeless Interiors, Mankato  
Adam Steinke, Strange Design, Mankato

### CONNECT THE GREY

Pam Coughlan, Mankato  
Ann DeWitz, Good Thunder  
Heather Stevermer, Minneapolis

### CONSTRUCTION MANAGER

DeMars Construction, Mankato

Team biographies included in Appendices

- The **Rural Renaissance Project** is an initiative being founded to bring the vision of STEAM (Science, Tech, Engineering, Arts, Math) expertise and opportunities to rural communities, and to reverse the flow of talent out of rural America. It consists of 5 Pillars:
- **Technology:** hubs to develop new solutions and attract software engineers, coders and data science experts.
  - **Arts & Culture:** artist residencies, educational offerings, and public spaces for gathering.
  - **Local Foods:** market opportunities and scale for local & artisanal foods.
  - **Utilities: Internet/Water/Energy:** innovations, analytics, and financial tools for greater access, reliability, and sustainability.
  - **Health & Wellness:** improved access to services, along with programs for preventive care and wellbeing.

Founders are both from farming communities, with finance degrees from top business schools, and professional backgrounds in trading, utility scale energy development, project finance, enterprise risk management, software development, and art gallery and restaurant management. The development team includes experienced professionals across the U.S., including Colorado, Montana, Texas, Kansas, Indiana, Florida, New York, and more.

Additional local entrepreneurs and business owners are involved in the vision, design, marketing, and other aspects of project development, as well as participation from BEAHS alumni living elsewhere. Opportunities will be available for local contractors in the build-out. Public outreach and broad opportunities for project participation will commence following selection of pilot Rural Renaissance Project site.



# THREE SISTERS PROJECT

# SUMMARY

## FINANCIAL OUTLOOK

The Three Sisters Building will contain 18 tenant spaces (6 spaces per floor), designed to support activities across all five pillars of the Rural Renaissance Project, with flexibility to adapt to multiple business, creative and community uses. The construction funding received through local economic development sources and sponsorships will enable financially viable, long-term rental rates for building tenants and community events. Each space has its own business plan, outlining revenues and expenses, marketing and operational strategies, and staffing plan, to ensure capability to meet financial commitments for operating within the building. Project developer, CtG, and sponsoring partners are not seeking market returns from the real estate investment itself, but rather through investment and ongoing work with the ventures housed within the building.

## CORE BUSINESSES

- **Hanson Lahre, Inc.:** 1 space
- **Connect the Grey:** 2 spaces
- **Rural Renaissance Project:** 15 spaces (2 for Pillar 1: Tech; 6 for Pillar 2: Arts; 3 for Pillar 3: Local Food; 2 for Pillar 4: Utilities; and 2 for Pillar 5: Health)

## PROJECT BENEFITS

While the building will not be owned by a non-profit entity, the facilities buildout and program offerings will be completed in collaboration with a fiscal sponsor to allow tax-deductible donations for specific purposes.

- **Education programs:** classes, residencies, internships, knowledge library, mentor/advisor network, conferences.
- **Arts & culture programs:** concerts, art exhibition, dining events (fasting menus for food/wine), theater and dance performances.
- **Local food access:** restaurant, test kitchen, recipe development, cooking classes.
- **Business and technical services:** support for local entrepreneurs, including small business owners, consultants, artists, educators, and farmers.



## THREE SISTERS PROJECT

## CHALLENGES

### CHALLENGES ADDRESSED IN PROJECT BUSINESS MODEL

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- **Hazardous Materials:** asbestos identified in all three buildings; construction manager coordinating removal and abatement prior to renovation.
- **Mechanical Systems:** all need to be removed and replaced, included in construction budget and schedule.
- **Accessibility & Codes:** entrances and stairwells are not up to code, sprinkler system and elevator installation will be required for utilizing the upper level for events, costs included in construction budget.
- **Local Commitment:** uncertainty around the desire of the community to become the home for a forward-thinking, innovative project; CtG is beginning collaborations with other Main Street businesses, as well as organizations and citizens in Faribault County, to build local support.
- **Staffing:** attracting and retaining talent is a key concern in many industries in southern MN, whether medical, industrial, agriculture or tech. Strong education, local amenities, and a welcoming environment are key decision factors for professionals selecting where to locate their careers and families. CtG has been actively hiring employees, interns, and contractors, some of whom will be relocating to the selected Rural Renaissance pilot site.
- **Funding:** while this may seem a bold funding request for a town the size of Blue Earth, it is not only about these three buildings on Main Street, but also about the connections and opportunities to share learnings that come from being the leader. Other communities, organizations and individuals are eager for solutions to the challenges of declining populations in rural areas, and willing to lend their support to develop practical, sustainable templates for economic and community development. We have been working with others across the country on how to spread the word and attract the funding support needed to bring this vision to reality.



### Rural Renaissance: new initiatives for entrepreneurial investment and community development

The Rural Renaissance Project is an initiative being founded to bring the vision of STEAM (Science, Technology, Engineering, Arts, and Mathematics) expertise and opportunities to rural communities. While the current solution narrative for transforming America's workforce is STEM (STEAM, without the arts), we feel the Arts are also essential in making rural Midwest small cities relevant in attracting and sustaining a 21<sup>st</sup> Century workforce. We see the situation as an imperative to reverse the flow of talent out of rural America.

We see Rural Renaissance as an opportunity to solve a 5-part problem and address it as follows:

Technology – tech is an integral part of life in the 21<sup>st</sup> Century. We will create tech hubs to develop new solutions and attract software engineers, coders, and data science experts to live and work in rural areas based on lower cost of living, community connection, and access to open and natural spaces.

Arts – arts and culture are a part of any thriving community, essential to livability. We will spark artist residencies, educational opportunities, and public spaces to gather as a catalyst for community growth.

Local Foods Ecosystem – our vision is to de-commoditize current life by creating market opportunities and scale for local & artisanal foods, supporting farm families engaged in production agriculture. Blockchain technology will underpin the contract and tracking systems needed to implement this idea.

Utilities: Internet / Water / Energy – develop the technologies and analytics to enhance broadband internet in rural areas. Advance municipal water systems, septic systems and rural / agricultural water conservation practices. Develop sustainable energy sources to drive a cleaner future.

Health – improved access to medical services is crucial for health in rural areas. Implement cleverly designed, technology enhanced programs for preventive care and wellness.

Architects of this vision are Connect the Grey's Founder, Janie Hanson, originally of Frost, Minnesota (population 199), and StatFutures' Co-Founder, Deanna Lahre, originally of Windfall, Indiana (population 708).

For more information, please contact Pam Coughlan, Connect the Grey, [pam@connectthegrey.com](mailto:pam@connectthegrey.com) 507-327-4621  
[www.connectthegrey.com/rural/en](http://www.connectthegrey.com/rural/en)

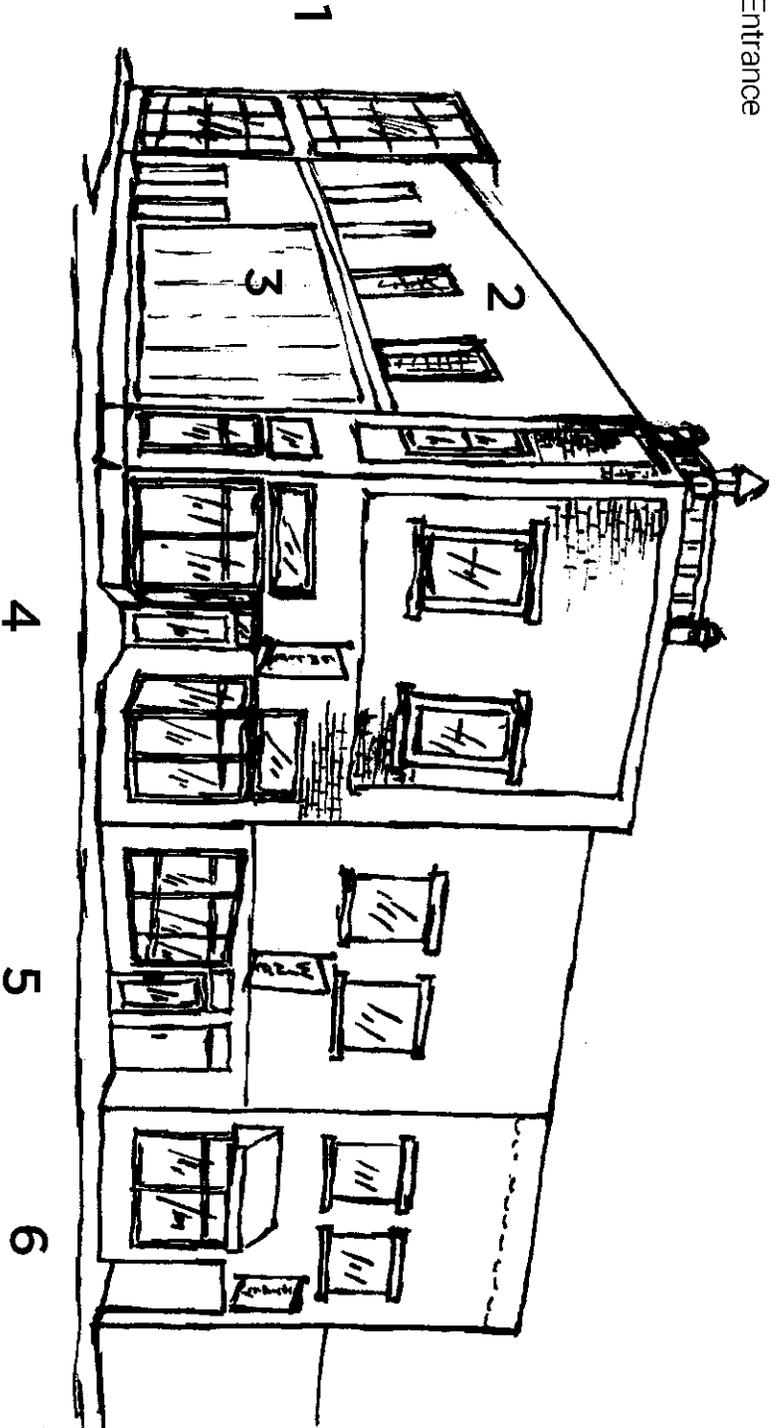


# THREE SISTERS PROJECT

# APPENDIX B: EXTERIOR

## EXTERIOR CONCEPT

1. Glass Stairway + Elevator Enclosure
2. Reopening Upper Level Windows
3. Artist's Mural
4. Gallery Entrance
5. Wine Bar Entrance
6. Restaurant Entrance





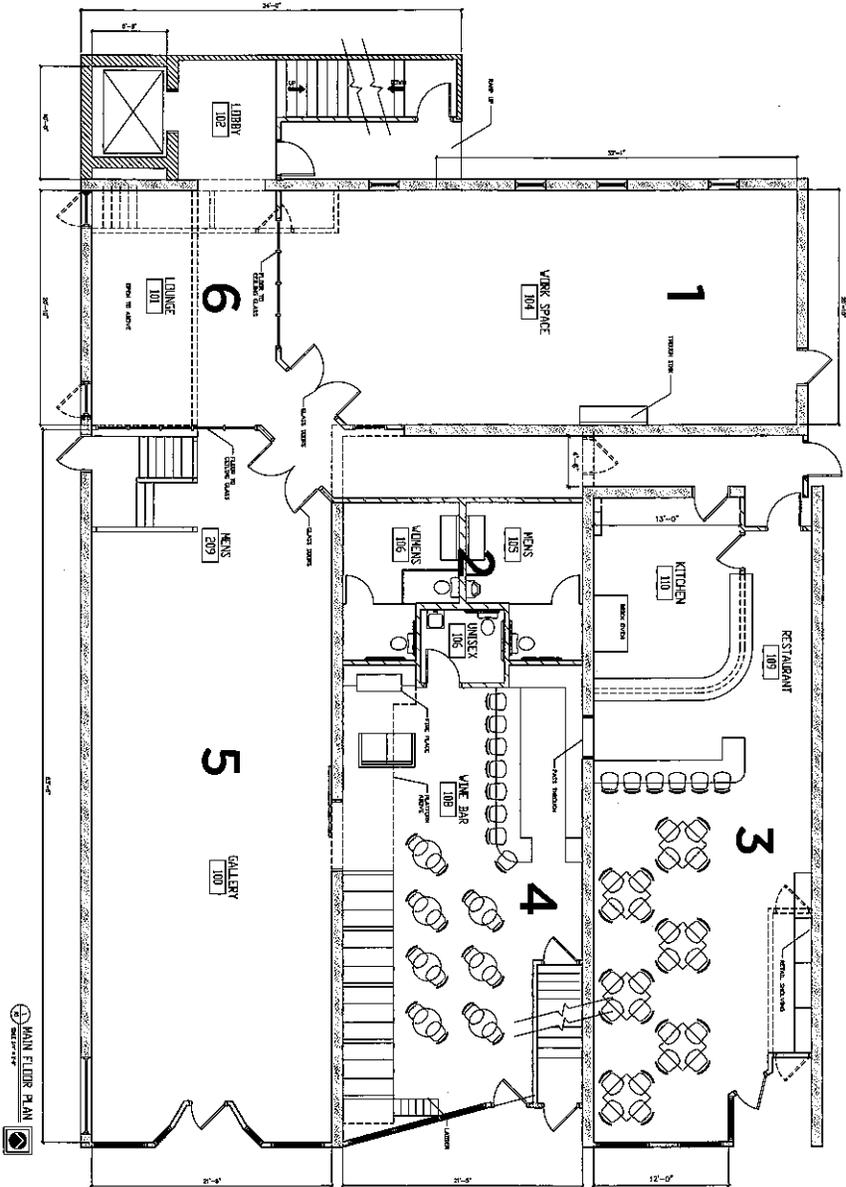


# THREE SISTERS PROJECT

# APPENDIX C: FLOORPLANS

## GROUND FLOOR

1. Art Studios / Printing / Classroom
2. Restrooms
3. Italian Bistro
4. Wine Bar / Coffee Shop / Bookstore
5. Art Gallery / Retail Events
6. Lounge



**Strongdesign**  
 601 UNIVERSITY AVENUE  
 ST. PAUL, MN 55103  
 TEL: 612.222.1111  
 WWW.STRONGDESIGN.COM

**RURAL  
 RENAISSANCE  
 PROJECT**  
**THREE SISTERS  
 BUILDING  
 REDEVELOPMENT**  
**MAIN STREET  
 BLUE EARTH,  
 MINNESOTA**

**IDEAS IN CONSTRUCTION**

No.	DESCRIPTION & EXTENSIONS	Date
1	REVISIONS	03.14.2018

DESIGNED BY	STRONGDESIGN
DRAWN BY	STRONGDESIGN
CHECKED BY	STRONGDESIGN
DATE	03.14.2018
PROJECT NAME	THREE SISTERS BUILDING REDEVELOPMENT
PROJECT ADDRESS	MAIN STREET, BLUE EARTH, MN
PROJECT NUMBER	STRONGDESIGN-001
PROJECT PHASE	CONSTRUCTION
PROJECT STATUS	UNDERWAY
PROJECT CONTACT	STRONGDESIGN
PROJECT PHONE	612.222.1111
PROJECT FAX	612.222.1111
PROJECT EMAIL	STRONGDESIGN@STRONGDESIGN.COM
PROJECT WEBSITE	WWW.STRONGDESIGN.COM
PROJECT SOCIAL MEDIA	STRONGDESIGN
PROJECT GALLERY	STRONGDESIGN
PROJECT BLOG	STRONGDESIGN
PROJECT NEWSLETTER	STRONGDESIGN
PROJECT PRESS RELEASE	STRONGDESIGN
PROJECT VIDEO	STRONGDESIGN
PROJECT AUDIO	STRONGDESIGN
PROJECT PHOTOGRAPHY	STRONGDESIGN
PROJECT ARCHITECTURE	STRONGDESIGN
PROJECT INTERIOR DESIGN	STRONGDESIGN
PROJECT EXTERIOR DESIGN	STRONGDESIGN
PROJECT LANDSCAPE ARCHITECTURE	STRONGDESIGN
PROJECT CIVIL ENGINEERING	STRONGDESIGN
PROJECT MECHANICAL ENGINEERING	STRONGDESIGN
PROJECT ELECTRICAL ENGINEERING	STRONGDESIGN
PROJECT PLUMBING	STRONGDESIGN
PROJECT HEATING & COOLING	STRONGDESIGN
PROJECT SAFETY	STRONGDESIGN
PROJECT SECURITY	STRONGDESIGN
PROJECT ACCESSIBILITY	STRONGDESIGN
PROJECT SUSTAINABILITY	STRONGDESIGN
PROJECT WELLNESS	STRONGDESIGN
PROJECT COMMUNITY ENGAGEMENT	STRONGDESIGN
PROJECT PUBLIC RELATIONS	STRONGDESIGN
PROJECT MARKETING	STRONGDESIGN
PROJECT SALES	STRONGDESIGN
PROJECT CUSTOMER SERVICE	STRONGDESIGN
PROJECT FINANCE	STRONGDESIGN
PROJECT LEGAL	STRONGDESIGN
PROJECT TAX	STRONGDESIGN
PROJECT ACCOUNTING	STRONGDESIGN
PROJECT HUMAN RESOURCES	STRONGDESIGN
PROJECT TRAINING & DEVELOPMENT	STRONGDESIGN
PROJECT QUALITY ASSURANCE	STRONGDESIGN
PROJECT RISK MANAGEMENT	STRONGDESIGN
PROJECT COMPLIANCE	STRONGDESIGN
PROJECT GOVERNANCE	STRONGDESIGN
PROJECT STRATEGY	STRONGDESIGN
PROJECT VISION	STRONGDESIGN
PROJECT MISSION	STRONGDESIGN
PROJECT VALUES	STRONGDESIGN
PROJECT CULTURE	STRONGDESIGN
PROJECT ETHICS	STRONGDESIGN
PROJECT INTEGRITY	STRONGDESIGN
PROJECT RESPECT	STRONGDESIGN
PROJECT RESPONSIBILITY	STRONGDESIGN
PROJECT TRANSPARENCY	STRONGDESIGN
PROJECT ACCOUNTABILITY	STRONGDESIGN
PROJECT COMMITMENT	STRONGDESIGN
PROJECT PASSION	STRONGDESIGN
PROJECT PERSEVERANCE	STRONGDESIGN
PROJECT COURAGE	STRONGDESIGN
PROJECT FAITH	STRONGDESIGN
PROJECT HOPE	STRONGDESIGN
PROJECT LOVE	STRONGDESIGN
PROJECT KINDNESS	STRONGDESIGN
PROJECT PATIENCE	STRONGDESIGN
PROJECT HUMILITY	STRONGDESIGN
PROJECT GRACE	STRONGDESIGN
PROJECT MERCY	STRONGDESIGN
PROJECT GENTLENESS	STRONGDESIGN
PROJECT SELF-CONTROL	STRONGDESIGN
PROJECT PEACE	STRONGDESIGN
PROJECT JOY	STRONGDESIGN
PROJECT LOVE	STRONGDESIGN
PROJECT KINDNESS	STRONGDESIGN
PROJECT PATIENCE	STRONGDESIGN
PROJECT HUMILITY	STRONGDESIGN
PROJECT GRACE	STRONGDESIGN
PROJECT MERCY	STRONGDESIGN
PROJECT GENTLENESS	STRONGDESIGN
PROJECT SELF-CONTROL	STRONGDESIGN
PROJECT PEACE	STRONGDESIGN
PROJECT JOY	STRONGDESIGN
PROJECT LOVE	STRONGDESIGN

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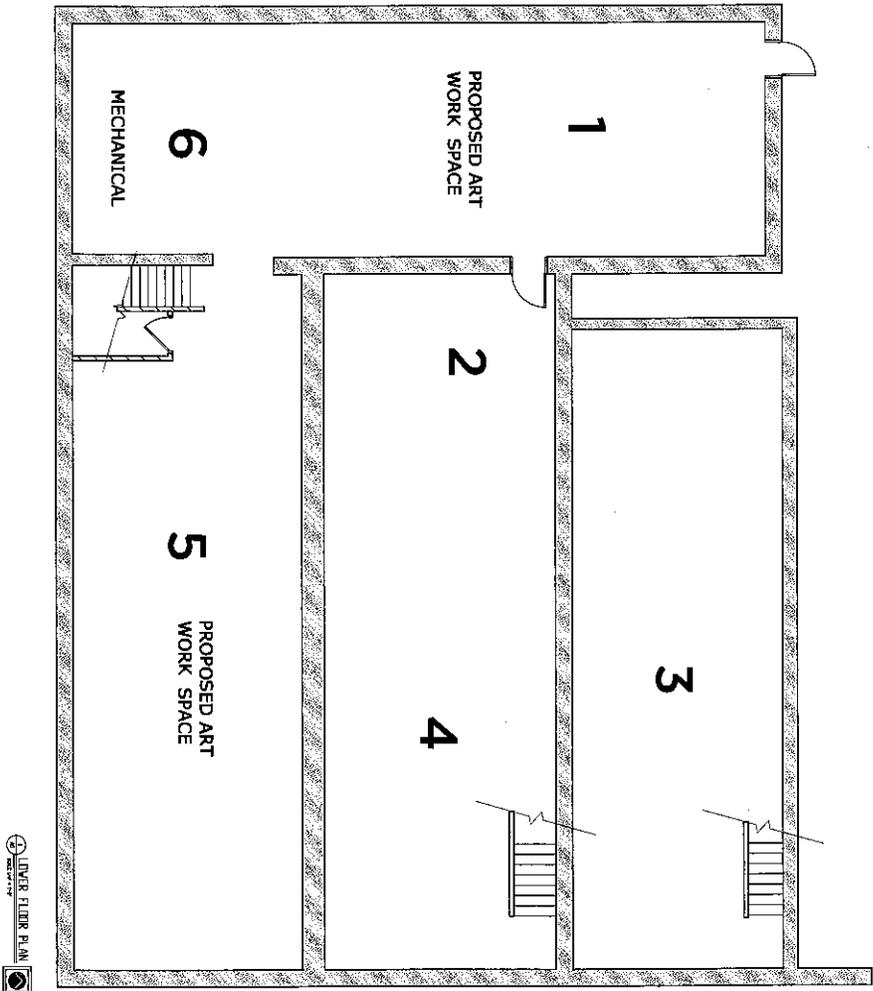


# THREE SISTERS PROJECT

# APPENDIX C: FLOORPLANS

## LOWER LEVEL

1. Carpentry / Printing Workshop
2. Event Space Storage
3. Restaurant Storage
4. Wine Bar / Bookstore Storage
5. Art Storage
6. Building Mechanicals



LOWER FLOOR PLAN



**strongdesign**  
5021 13th Avenue S, Suite 100, Minneapolis, MN 55410  
612.338.8888  
www.strongdesign.com

**RURAL RENAISSANCE PROJECT**  
THREE SISTERS BUILDING REDEVELOPMENT  
MAIN STREET  
BLUE EARTH, MINNESOTA

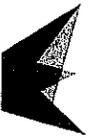
**DETAILED CONSTRUCTION**

NO.	DESCRIPTION & REVISION	DATE
1	ISSUE FOR PERMIT	01/14/2018

**NOTES:**  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.  
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

PROJECT NO.	CS-18-01
DATE	01/14/2018
DESIGNER	STRONG DESIGN
PROJECT NAME	LOWER FLOOR PLAN

A0



## THREE SISTERS PROJECT

## APPENDIX D: TENANTS

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### RURAL RENAISSANCE - BUSINESS USE BY PILLAR

1. Tech
  - Office space for tech development, web design, and audio/visual (A/V) engineer.
  - Meeting space for education and advisory related to tech products.
  - Co-working space for developing technology solutions to support other Pillars.
2. Arts & Culture:
  - Art gallery: rotating exhibitions featuring work by top artistic talent from around the world, arts-based cultural/educational events, pop-up retail boutiques, and “teaching gallery” for students, art educators, early career artists and arts organizations to learn about curating work, installing exhibitions, pricing art, and the business/administrative side of running an arts space
  - Event space: performance venue with a small stage, quality A/V equipment, and live stream / video recording capabilities for theater, music, poetry, public speaking, conferences, film, dance or other performances; also available for events such as weddings, bridal/baby showers, meetings, conventions, and more.
  - Art studios and production facilities: spaces equipped for artistic production, such as painting, sculpture, digital media design, printmaking, fine art digital photography printing, book design, and carpentry. Flexible space configuration to allow for visiting artist residencies, teaching classes, and art critiques.
  - Wine bar / coffee shop / bookstore: a place to gather, learn, discuss, and share. Menu chosen to include local favorites, as well as introduce other local and international offerings. Tasting events and cross-cultural learning opportunities coordinated with the event space, dining room, and art gallery. Selection of books available for reading in-store or purchase.
3. Local Foods:
  - Restaurant: Italian-style bistro with open kitchen layout, small menu featuring simple, locally sourced foods
  - Pantry: retail sales of the ingredients used in the restaurant (pastas, sauces, vegetables, etc.) and other local / artisanal foods
4. Utilities: Internet / Water / Energy
  - Building mechanicals and shared facilities (restrooms, kitchens, internet connectivity): managing building systems to optimize financial and environmental sustainability, quality of service for building users.
  - Office space for compiling and sharing best practices, information on local resources available, and technology / data tools.
5. Health & Wellness
  - Dining room: flexible space suitable for private dining events, community meetings, yoga or dance classes, educational events, small conferences or expos.
  - Test Kitchen: catering for events, recipe development or testing for food entrepreneurs, cooking classes, video capabilities.



### RURAL RENAISSANCE - BUSINESS USE BY PILLAR

#### 1. Tech

- Office space for tech development, web design, and audio/visual (A/V) engineer.
- Meeting space for education and advisory related to tech products.
- Co-working space for developing technology solutions to support other Pillars.

### BUSINESS EXAMPLES

## HANSON LAHRE

#### Hanson Lahre, Inc.

- New software and data technology company founded in 2018 out of the merger of StatFutures, Inc. and Connect the Grey.
- Core product offering is CropOptimize, a tool for farmers and agribusinesses companies to understand and manage their commodity price risk. It provides market intelligence, statistical data, and customized recommendations, to complement.
- Additional products include tools for farm succession planning and blockchain technology development to support new market opportunities for diversified agricultural production and local food supply chain.



#### Connect the Grey

- Leveraging technology to better connect businesses and entrepreneurs to mentors, advisors, customers, peers, and educational resources.
- Developing templates for understanding and implementing the business practices that support creativity and innovation.
- Coordinating cohorts of professionals for shared learning – an environment providing the balance of challenge and support needed to launch a new product or business, step into a new role, or prepare for a business transition.



## RURAL RENAISSANCE - BUSINESS USE BY PILLAR

### 2. Arts & Culture:

- Art gallery: rotating exhibitions featuring work by top artistic talent from around the world, arts-based cultural/educational events, pop-up retail boutiques, and “teaching gallery” for students, art educators, early career artists and arts organizations to learn about curating work, installing exhibitions, pricing art, and the business/administrative side of running an arts space
- Event space: performance venue with a small stage, quality A/V equipment, and live stream / video recording capabilities for theater, music, poetry, public speaking, conferences, film, dance or other performances; also available for events such as weddings, bridal/baby showers, meetings, conventions, and more.
- Art studios and production facilities: spaces equipped for artistic production, such as painting, sculpture, digital media design, printmaking, fine art digital photography printing, book design, and carpentry. Flexible space configuration to allow for visiting artist residencies, teaching classes, and art critiques.
- Wine bar / coffee shop / bookstore: a place to gather, learn, discuss, and share. Menu chosen to include local favorites, as well as introduce other local and international offerings. Tasting events and cross-cultural learning opportunities coordinated with the event space, dining room, and art gallery. Selection of books available for reading in-store or purchase.

## BUSINESS EXAMPLE

### **Lu MAGNUS** ART LABORATORY + SALON

#### Lu Magnus Art Laboratory + Salon

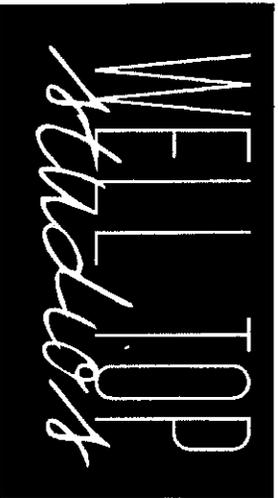
- Art gallery operating in NYC’s Lower East Side from 2011-2016
- Represented emerging and mid-career artists based in New York, Los Angeles, and Florida
- Exhibitions and performances from artists around the world, including painting, sculpture, photography, music, and dance
- Produced cultural events, including the Auksalug telematic opera and the Portals project
- Hosted community and non-profit events, including the Pablove Shutterbugs and Feed Me a Story
- Coordinated use of gallery space for film productions, private parties and events, and conferences and workshops



## THREE SISTERS PROJECT

## APPENDIX D: BUSINESS USES

### ADDITIONAL ARTS & CULTURE AFFILIATES



#### Well Top Studios

- Design Studio & Production Company
- Owned by Makenzie Bloomer (BEAHS Class of 2000)
- Film, video, music, and theater experience in LA, NYC, and MN



#### Seulgee Lee Nelson Music

- Dr. Seulgee Lee Nelson is a music teacher, composer, collaborative pianist, and harpsichordist based in Minneapolis, MN
- She and her husband, John Nelson (BEAHS Class of 1999) are creating an educational retreat center on John's grandparent farm outside Blue Earth



#### The Social Butterfly Company

- Video production and social media marketing company based in Mankato, MN
- Collaborative partner with CtG for developing Rural Renaissance Project videos and other documentary and educational media content



## THREE SISTERS PROJECT

## APPENDIX D: BUSINESS USES

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### RURAL RENAISSANCE - BUSINESS USE BY PILLAR

#### 3. Local Foods:

- Restaurant: Italian-style bistro with open kitchen layout, small menu featuring simple, locally sourced foods.
- Pantry: retail sales of the ingredients used in the restaurant (pastas, sauces, vegetables, etc.) and other local / artisanal foods.

### BUSINESS EXAMPLES



#### Italian-style Bistro

- Brick oven in open layout kitchen
- Focus on quality ingredients and transparent food supply chain
- Retail space featuring ingredients used in restaurant



#### Marketing and Promotions

- Focus on wellness brands
- Midwestern regional agency founded by Brooke Ziegler Hussey (BEAHS Class of 2000)
- Based in Blue Earth, MN
- On-site product demonstrations & education

#### 4. Utilities: Internet / Water / Energy:

- Building mechanicals and shared facilities (restrooms, kitchens, internet connectivity): managing building systems to optimize financial and environmental sustainability, quality of service for building users.
- Office space for compiling and sharing best practices, information on local resources available, and technology / data tools.



### RURAL RENAISSANCE - BUSINESS USE BY PILLAR

#### 5. Health & Wellness:

- Dining room: flexible space suitable for private dining events, community meetings, yoga or dance classes, educational events, small conferences or expos.
- Test kitchen: catering for events, recipe development or testing for food entrepreneurs, cooking classes, video capabilities.

### BUSINESS EXAMPLE



#### Real Food Dietitians

- Co-founded by Stacie Hassing (BEAHS Class of 2004)
- Food website and blog providing sound nutrition and lifestyle guidance
- Recipe development and cooking tutorials
- Health and wellness expos and events

# MEMO



**Date:** May 3, 2018

**To:** Timothy Ibisch, City Administrator

**CC:** Mary Kennedy, Blue Earth EDA

**From:** Janie Hanson, Connect the Grey

**Re:** Update on 3 Sisters redevelopment for Blue Earth City Council

## Key updates:

- Community engagement update
- Hazardous materials inspection report
- Hazardous materials abatement quotes
- Pre-construction selective demolition
- Letter of Intent from Rural Renaissance for transfer of ownership of 3 Sisters buildings

## Community engagement:

- An information session and community meeting to introduce the Rural Renaissance Project, vision for the 3 Sisters buildings, and development team to local community and business leaders was held on Wednesday, May 2, 4:30-7:00 pm. Highlights include:
  - 109 total attendees
  - Top 4 desired uses, as voted on by attendees:
    - Deli/coffee/bakery
    - Healthy eating/whole foods
    - Art gallery/studio
    - Wine bar
  - Many positive comments during and after the session, including in person feedback, and testimonials via email and social media:
    - "Thanks for your impressive presentation on your project, Blue Earth is very fortunate to have you considering the Three Sisters..."
    - "Your group did a wonderful job tonight and I am grateful for your vision. I would like to offer up any help I could bring...opportunities are plentiful if people communicate vision and passion."
    - "Everyone was so excited... I loved every minute!"
    - "Great to see so much participation from the group. That's rare in meetings!"
    - "We so need this!"
    - "Let's make this happen!"
    - "It was fun to feel the positive energy of the local community giving their input with clever, viable ideas and expressing their excitement about this unique opportunity. I am fully behind the project, and I can't wait to see it come to fruition!!"
- Connect the Grey is actively working with Mary Kennedy, Blue Earth EDA, and other Rural Renaissance volunteers to identify and apply for relevant grants and other funding opportunities.

## Hazardous materials inspection:

- Inspection completed by APEX Envirocare on March 20, 2018.

- Reports attached. Items listed in red exceed current limits and are recommended to be removed prior to demolition, including some pipe insulation, composite floor tile and window caulking as the main products that will need to be abated.
- Invoice for inspection and report: \$1,200.00
- Request payment to Apex by City of Blue Earth or EDA (or confirmation that payment has already been made on this invoice.)

Hazardous materials abatement:

- Quotes received from four providers, all attached. Recommend engaging Asbestrol, Inc (\$29,600) to complete this work. Reputable and experience firm, as well as closest to the location. Ready to start once given approval.
- Other bidders included EPS (\$33,800), Blue Earth Environmental (\$44,304), Mavo Systems (\$44,400).
- Requirements on-site: temporary power to operate generators for the negative air pressure equipment, water available for various work activities. City may coordinate with either Asbestrol directly or with Tim Auringer, project manager for DeMars Construction, to get these items scheduled and in place for abatement work.
- Request budget and approval from City to engage Asbestrol for abatement work beginning in May, and City assistance to obtain the temporary power and water service required.

Pre-construction selective demolition:

- To facilitate the early stage construction work that would be needed onsite regardless of future uses for the 3 Sisters buildings (CtG proposal, other uses different from the CtG proposal, full demolition etc.) we request budget and approval to engage DeMars Construction to begin selective demolition phase of work in early June (removing water damaged materials, obsolete mechanicals, etc.)
- Detailed estimate provided in attached letter, costs expected to be less than \$40,000.
- City would be responsible for any permits or liability insurance required for this work.
- Connect the Grey received bids from two other contractors in addition to DeMars for completing the 3 Sisters project and selected DeMars based on both experience and cost.

Letter of Intent:

- The Rural Renaissance, a new 501(c)3 organization, is offering a Letter of Intent to take ownership of the 3 Sisters Buildings, with a proposed transfer date of July 11, 2018, subject to certain conditions to close as outlined in the attached letter.

Attachments:

- Hazardous Materials Reports from APEX
  - 126 S Main St
  - 128 S Main St
  - 130 S Main St
- Invoice from APEX
- Quotes for abatement
  - Asbestrol, Inc
  - Blue Earth Environmental
  - Environmental Plant Services, Inc
  - Mavo
- Demolition estimate from DeMars Construction
- Letter of Intent from Rural Renaissance