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# 2008 EDA Annual Report

## *Introduction....*

This Annual Report is designed to showcase many of the commercial and industrial businesses that have located in Hugo during 2008. The goal of the Hugo Economic Development Authority (EDA) is to create a thriving community with diverse jobs and tax base, brought about by specific emphasis on business retention, business expansion, and business attraction. Hugo's business community is rapidly expanding due to strong residential growth and an attractive business environment.

## *2008 EDA Goals...*

1. **Create Business Retention and Expansion Subcommittee**
  - Work with the U of M or other colleges on BR&E research program
  - On-going site visits
  - Continue collaboration with HBA
  - Continue participation in events
2. **Continue working on downtown redevelopment projects**
  - Certify the TIF District
  - Partner on initial project to begin in 2008
  - Coordinate public infrastructure
3. **Establish quality commercial development**
  - Focus on gateways
  - Create retail design guidelines
4. **Continue implementation of the EDA marketing plan**
  - Continue to update the marketing plan
  - Update the City website

## *Commercial and Industrial Construction...*

The valuation of the new commercial and industrial construction in Hugo exceeded 3.3 million dollars in 2008. The City of Hugo and the EDA welcome all of the new businesses to Hugo and are excited about the new jobs and services they provide to the community. In this Annual Report the EDA has highlighted the new businesses that have located in Hugo in 2008, redevelopment projects in the downtown area, and businesses that have expanded their buildings.

## *Lake Area Bank's New Building - 14602 Everton Avenue*

Lake Area Bank constructed and opened their new 4,984 square foot full service bank in 2008. Lake Area Bank has been a part of the City of Hugo since 2001 and has been serving the surrounding areas since 1915. The bank was operating in a temporary trailer for about 2 years and is happy to finally have a new building in the Victor Gardens development. Lake Area Bank is located on the southwest corner



of County Road 8 and Everton Avenue. Lake Area Bank is a progressive community bank, dedicated to providing the community with a wide range of products and services to meet your financial needs.

## *Health East Clinic Comes to Hugo - 14688 Everton Avenue*

On December 18, 2008 Health East Clinic opened its doors to the Hugo community. Health East Clinic occupies approximately one-third of the building's 22,000 square feet and space is available for lease for the remaining portions of the building. The building is located on the northwest corner of County Road 8 and Everton Avenue in the Frenchman Place development. The clinic offers primary care services for patients of all ages and has a special emphasis on wellness and family care.



## *End Zone Property Redevelopment Project - 13891 Forest Boulevard*

Site plan approval was received for a 23,123 square foot retail building located at 13891 Forest Boulevard North. Currently on site is a blighted restaurant building that will be demolished with the construction of the retail building. The retail building includes 12 leased spaces that range from approximately 1,400 square feet to 2,500 square feet. This property is located within the City's Tax Increment Financing District (TIF). The applicant has applied for TIF for the project and a TIF Agreement has been approved by the EDA and City Council



### *Blue Heron Grill Opens in Hugo – 14725 Victor Hugo Boulevard*

Blue Heron Grill Restaurant opened to the Hugo community in spring 2008. The restaurant is approximately 8,000 square feet and is located just south of Festival Foods grocery store. They provide a wide variety of food from your favorite burger to fine steak. The restaurant has outdoor deck seating on the eastern portion of the building. The restaurant has a banquet area that is available to the public. The restaurant has been a great addition to the Victor Gardens North Village Marketplace. The restaurant currently has 125 employees.



### *Carpenters on the Lake Redevelopment – 14559 Forest Boulevard*

Carpenters Restaurant has applied for a site plan to construct a new restaurant on their property. This will result in the demolition of the existing Carpenters Restaurant and Antique Shop. The restaurant is planned to be located on the eastern portion of the property to take advantage of the view of Egg Lake. There will be a deck on the back side of the building for outdoor seating. This will be one of the first redevelopment projects in the downtown area on Trunk Highway 61.



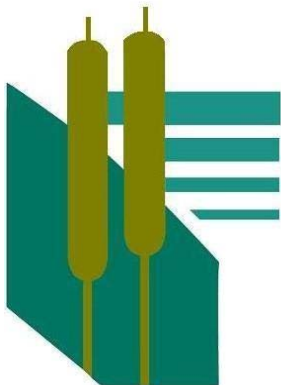
### *Eagles Landing Office Warehouse – 13055 Fenway Boulevard*

A site plan has been approved for a one story 17,920 square foot office/warehouse building with 7 suites. The property is located at 13055 Fenway Boulevard in the Bald Eagle Industrial Park. The suites will be sold to individual property owners. Construction of the office/warehouse building is planned to start in spring 2009 and will be a great addition to the Bald Eagle Industrial Park.



### *Northland Pallet Company Locates in Hugo – 13285 Fenway Boulevard*

Northland Pallet Company now occupies and runs its business out of the old 84 Lumber building in the Bald Eagle Industrial Park. They provide new and reconstructed pallets as well as mulch to areas in the twin cities. The company moved from Minneapolis to Hugo and occupies the entire 93,000 square foot building.



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## 2008 EDA Members

Fran Miron,  
President

Phil Klein,  
Vice President

Jim Bever

Mike Granger

Jan Arcand

Tom Denaway

Brian Thistle

## *Industrial Paint Expansion – 5858 152nd Street*

In 2008, Industrial Paint Specialists constructed a 21,000 square foot expansion of their current building, which is approximately 41,000 square feet. The property is located at 5858 152nd Street in the Pelouquin Industrial Park. The expansion makes the total square footage of the building approximately 62,000. There is 3,600 square feet of office area



in the building and the rest is used for painting industrial materials that include bridge components, propane tanks, materials for Caterpillar, 3M, and Boeing. Industrial Paint Specialists has approximately 50 full time employees.

## *Gusset Design Expansion– 15587 Forest Boulevard*

In 2008, Gusset Design constructed a building addition that totals 12,060 square feet and will be used for warehousing equipment utilized by the business. The current building totals 5,740 square feet and is used for office, manufacturing and warehousing on a lot that is just over an acre. Gusset Design specializes in precision machining and metal fabrication. Their services include metal fabrication, sawing, welding, sandblasting and painting.



## *Bald Eagle Mini Storage – 13465 Fenway Circle*

Bald Eagle Mini Storage located in the Bald Eagle Industrial Park added two new storage buildings in 2008. The new buildings total 11,660 square feet for additional storage space. There are three other buildings approved for the site that are not constructed to date. Bald Eagle Mini Storage offers standard mini storage garages, controlled climate spaces, qualified on-site management, and long-term discounts.

## *Victor Gardens South Retail – 14643 Mercantile Drive*

Victor Gardens South Village Retail Center has introduced new businesses to Hugo. The new businesses of 2008 include Sertinos Café and Coffee, Fantastic Sam's, Oneka Dental, and Luxury Nails. There are three suites remaining in the building to be leased.