

City of Detroit Lakes

1025 Roosevelt Ave., P.O. Box 647 Detroit Lakes MN 56502

April 1, 2009

The Honorable Collin Peterson, Congressman
2211 Rayburn HOB
Washington, D.C. 20515-2308

Dear Collin,

Thank you so much for visiting with the City staff and me in Detroit Lakes on Saturday, March 14th. I was very pleased that you were so interested in the Crescent District Project. This project was developed as part of the Business Corridor Redevelopment Plan prepared by RDG Planning and Design, a private planning consulting firm. The City of Detroit Lakes is seeking grant assistance for this Crescent Development.

Project Summary: Crescent Parkway

The Crescent Parkway Project is a high priority for the City. This 5 acre area was significantly impacted by the Highway 10 Realignment Project. Some of the property to be redeveloped includes the old highway to be vacated and turned back to the City. Other parcels will be assembled through acquisition. The City was required to spend money on local improvements related to the Highway 10 Project. In fact, the City has committed its Municipal State Aid (MSA) Funds for the next 6 years. Therefore, funding for street and road projects are very short for the next several years.

The City hired a professional planning firm to prepare a redevelopment plan for the area impacted by the Highway 10 Realignment and the entire Business Corridor. The planning process lasted about a year, and involved hundreds of citizens who participated in Focus Groups, Public Meetings, and Design Workshops. The plan has broad support in the community. The plan provides a vision for future development and provides guidance for public and private investment decisions.

The investment in public infrastructure will lead to private investment to redevelop the property in this area. The Detroit Lakes Development Authority has acquired a key property in this area for \$393,000. They also intend to acquire another property for \$275,000. The investment in property acquisition, while important to this project, will also limit the funds that are available for other aspects of redevelopment. The City has issued a request for proposals for private development in the Crescent Area. Proposals are due May 1, 2009. We anticipate that private investment in the Crescent area will exceed \$10 million dollars.

The City of Detroit Lakes is an equal opportunity service provider

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The Honorable Collin Peterson
Page Two

An important and prominent feature of the Crescent Parkway is a Veteran's Memorial Plaza which is located between Highway 10 and the proposed Crescent Parkway. In addition to the public funding, local Veteran's Groups such as the American Legion and the Veterans of Foreign Wars are raising funds through local donations for construction and placement of suitable memorials in the Veteran's Memorial Plaza.

The Crescent Parkway project also has significant costs for multi-functional green space. This space provides environmentally sound stormwater treatment in the form of rain gardens and stormwater holding ponds. The space will also be aesthetically pleasing. While these green spaces are important for projecting the pristine lake environment in Detroit Lakes, they add significantly to the project costs.

The construction of the Crescent Parkway and public parking facilities is estimated to cost \$1,814,000. and the development of a Veteran's Memorial Plaza is estimated at \$800,000. for a total project cost of \$2,614,000. The project cost estimate does not include land acquisition costs.

Crescent District Budget

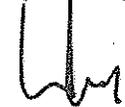
Street	\$475,000.
Parking Lot (s)	\$650,000.
Sidewalk	\$140,000.
Storm Sewer	\$200,000.
Sanitary Sewer	\$ 40,000.
Watermain	\$ 50,000.
Lighting Streetscapes & Stormwater Holding	\$259,000.
Veteran's Memorial Plaza	<u>\$800,000.</u>
TOTAL	\$2,614,000.

The attached map shows the proposed Crescent District Project. A copy of the engineer's report for the project is also enclosed, along with the Detroit Lakes Business Corridor Plan prepared by RDG Planning & Design.

The \$2,614,000.00 covers construction costs, and the City anticipates property acquisition costs for this project to exceed \$1,000,000. Financial assistance will enable the City of Detroit Lakes to under take this vital redevelopment project to encourage private redevelopment and foster economic growth in the City.

If you have any questions about these projects or require additional information please contact our City Administrator, Robert Louiseau at 218-846-7123.

Sincerely,



Matt Brenk
Mayor

MB/nw Enclosure