



Shakopee Economic Development Authority Economic Development Authority Regular Meeting

Wednesday, November 6, 2024

7:00 PM

City Hall, 485 Gorman Street

1. Roll Call
2. Approval of Agenda
3. Consent Business
4. General Business
 - 4.a [Approve Lease Modification with the Haven for additional space at River City Centre.](#)
5. Reports
 - 5.a [EDA Bill List](#)
6. Adjourn to Tuesday, November 19, 2024 at 7:00 pm.

Note to EDA Members: If you have any questions or need additional information on any of the above items, please call Michael Kerski, prior to the meeting at (952)233-9346/



**Shakopee Economic
Development Authority
November 6, 2024**

4.a

Agenda Item: Approve Lease Modification with the Haven for additional space at River City Centre.
Prepared by: Michael Kerski, Planning and Development Director
Reviewed by: Michael Kerski

Action to be considered:

Approve entering into a new lease for The Haven.

Motion Type:

Approve

Background:

Background:

The Haven (legally operating as Crescendo Chemical Health, LLC) has been a tenant in the River City Centre since December 4, 2000. Over the past 24 years of being a tenant in River City Centre, The Haven has stayed the same or expanded and retrofitted their premises over the years. They are currently in a growth mode and have identified the need to expand operations at their current location in Shakopee.

The Mission of The Haven is to provide quality individualized, holistic care to persons who are seeking addiction and mental health recovery with excellence and compassion. The Haven's Vision is to strive to create space where clients receive individualized care that creates personal growth in all life areas. Finally, their Value is they value dignity, honesty, respect, empathy, collaboration, patience and positivity. They will always act in the best interest of the client.

The Haven is a state licensed treatment facility.

Existing Conditions:

The Jiu Jitsu space (Suite 215) is approximately 2,421 square feet. It is adjacent to the existing Haven space (Suite 235) on the eastern side of the River City Centre building. The Jiu Jitsu business is relocating to another location in Shakopee effective November 1, 2024. The new Jiu Jitsu location is located at 1038 First Ave. East in Shakopee.

The existing lease for The Haven currently entails approximately \$0.55 annual increases

over a five year period, ending on 12-31-27. The Haven existing lease is shown below. They are currently in year 2 of their lease. The Haven has paid all their lease payments/CAM and is in good standing with the EDA.

Existing Lease - Haven

Period	Annual Base rent, per square foot	CAM (monthly)	Square Feet	Monthly Base Rent
		Re-calculated annually		
01/01/23 – 12/31/23	\$17.77	\$	2,006	\$2,970.55
01/01/24 – 12/31/24	\$18.30	\$979	2,006	\$3,059.15
01/01/25 – 12/31/25	\$18.85		2,006	\$3,151.09
01/01/26 – 12/31/26	\$19.40		2,006	\$3,243.03
01/01/27 – 12/31/27	\$19.95		2,006	\$3,334.97

Proposed Lease - Haven

Period	Annual Base rent, per square foot	CAM (monthly)	Square Feet	Monthly Base Rent
		Re-calculated annually		
01/01/25 – 12/31/25	\$19.00	Eliminate CAM	4,427	\$7,009.41
01/01/26 – 12/31/26	\$19.50		4,427	\$7,193.88
01/01/27 – 12/31/27	\$20.00		4,427	\$7,378.33
01/01/28 – 12/31/28	\$20.50		4,427	\$7,562.79
01/01/29 – 12/31/29	\$21.00		4,427	\$7,747.25

Recommendation:

Approve entering into an expanded lease with The Haven (legally operating as Crescendo Chemical Health, LLC) for River City Center beginning in 2025 for 4,427 square feet at \$19.00 per foot with annual escalators.

Budget Impact:

Fills a vacancy at River City Centre and supports an existing tenant and stabilizes rent and how it is calculated.

Attachments:



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5.a

Agenda Item: EDA Bill List
Prepared by: Nate Reinhardt, Finance Director
Reviewed by:

Action to be considered:

Review EDA Bill List

Motion Type:

Informational only

Background:

EDA Bill list provided to EDA Commissioners

Recommendation:

Information only

Budget Impact:

N/A

Attachments: