

## Pine City Municipal Liquor Operations/Voyageur Bottle Shop/ Location Quest

The City of Pine City has been in Municipal liquor operations for more than 70 years. There are two main goals for a city to be in the liquor business and those are to control the sale of alcohol (safety and access to underage) and generate funds for the benefit of its taxpayers. Over the past 25 years, liquor operations have transferred over \$2 million profit dollars back into the community. The current location has seen no growth in almost five years and therefore now is the time to invest in a new more profitable location.

Over the years there have been opportunities to explore different locations, but none have proven to be viable, below is the list of locations that have been explored and why we did not further pursue each of them.

215 Main Street S.

This is an existing building south of our current location. While this is a downtown property, the building is in dis-repair and would need to be torn down for us to build an addition on the current location. This building also has 5 apartments located in it and if it were to be torn down, the city would lose those 5 apartments and the city is desperately in need of housing as well and can't afford to lose any housing.

625 13<sup>th</sup> Street SW.

This is the southern parcel of what used to be Cavallin Ford. The city had explored this location both before and in conjunction with Kwik Trip. This location did not prove to be viable alone due to the wetland. When we discussed being part of the Kwik Trip building it was very cost prohibitive.

905 Hillside Ave SW

This is the current location for a DOT substation and sand/salt storage. This operation has been mentioned to be moving in the future, but there is no definite time frame. This location will also need some remediation once it is no longer used as it is currently. There are many what-ifs in regard to this property.

Parcel ID 420198000

This parcel is currently owned by the City of Pine City and it is located between the KFC and Rental store on the south interchange. The property is landlocked. The City did reach out to the owner of parcel ID 420199000 to see if there was any interest in selling the property and the answer was a definite NO. If this had been an option, the city would have had some remediation due to the past gas station being on the said property, but with the combination of the city parcel to the south could have possibly made it work. With only the option of the city parcel, it is no longer a viable option. The city parcel is low land and would need fill and be disruptive to the current habitat.

## 635 13<sup>th</sup> St SW

This is a building that is currently operating as an automotive repair business. The city explored the possibility of purchasing this existing building and adding on for our liquor operations, but again, the owner was not interested as well as this building is located very close to Rydberg Lake (PC Beach) and there would have had to be special requests for building there as well.

Parcel ID 425967000

This parcel is located on the County Road 11 interchange. This property has both high and very low ground and would need remediation. This parcel is also currently being looked at by a housing developer which is more prominent in that area. In addition, we did have a satellite location on the north interchange in the early 2000's and it did not prove to be successful due to the lack of other retail businesses in the area. Customers go where they can easily shop a variety of businesses within a short distance.

## Evergreen Square

The city was approached by the realtor for Evergreen Square about five years ago and we did our due diligence to vet out the possibility of relocating to the mall. At the time, the grocery store was not disclosed to the city, and the lease expectations did not work for the liquor operations financially. Since that time, Aldi has opened and Verizon is moving from the Northridge Mall to Evergreen Square as well.

Asking the property owner of Evergreen Square to sell the city the northeast corner of the parking lot for a new store location and share space in the parking lot was also an idea that was looked at but was determined to not be cost effective or a large enough footprint for the size of store needed.

## Super Walmart

The pie piece of property north of the Super Walmart store was also discussed as an option. This would be a subdivision of Walmart parcel which is currently being used as a parking lot and drop location for lawn and garden supplies as well as semi-truck parking. It was determined that this location would not be sufficient for our space needs and the enter/exit onto Hwy 324 would be an issue as well.

Parcel ID 420226000 and 420223000

After much discussion and research, it is the desire of the Pine City City Council to work with the owner/developer of these two parcels to build a new location for the city owned liquor store. These two parcels are located on the north side of Hwy 324. In addition to the two

parcels mentioned, the city owns the road easement north of those parcels. Although these parcels have both high and low land which will require remediation, it is the consensus that this location in its entirety meets the desires of the city liquor operations, Voyageur Bottle Shop. The city has also identified priorities in more retail/business space and the need for more housing which are also part of the development of these parcels. This project would meet many needs of our community, and the city is excited to work with all the authorities to meet the needs of protecting and preserving the wetland and waterways. This project would create a unique mixed-use property with a place for the community to enjoy the adjacent waterway as well.

For Reference:

Over the years there have been many viable properties which previously had retail, food and or other tax generating revenue for the city and county that have become places of non-profits or non-tax entities. Here are a few examples:

- The Outdoorsman (formerly Spies Super Valu) is now the Family Pathways Thrift Store
- Journey North Church currently occupies space in the former Pine Plaza strip mall that housed the following: KFC, Coast to Coast, Divine Memories and Scrapbooking, and Maytag Laundry.
- New Horizon Thrift Store is in the old Koppen's Collectables in the same strip mall.
- Independent School District 578 owns the old Car City property.
- SCRED (school entity) owns and operates out of the previous Nelson's Market (Chris' Food) property.
- The bowling alley is now home of The Lighthouse which is part of the Free Church.

The above properties are all locations which had successful tax paying businesses at one time and for many years they contributed to the tax base of the county and the city. Without them, we are lacking tax income, and it has become more difficult to find and develop property for retail, restaurants, and housing (mixed use) that can provide growth for our community.



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