



A **LEGENCE** Company



CITY OF
MENDOTA HEIGHTS
MENDOTA HEIGHTS
POLICE DEPARTMENT

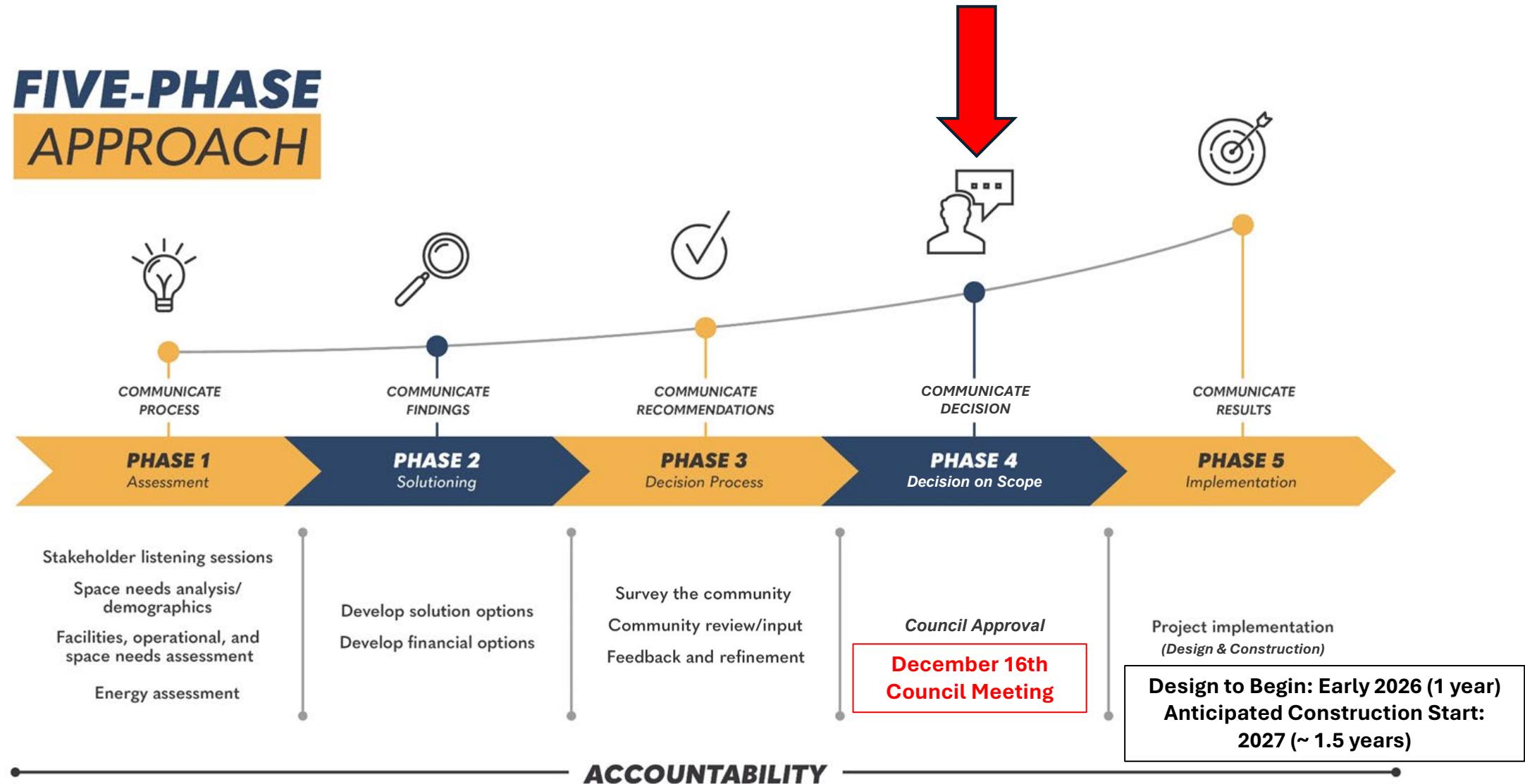
City of Mendota Heights Municipal Campus – Core Conclusions

City Council Work Session
1101 Victoria Curve, Mendota Heights, MN 55118

December 2nd, 2025

WHERE ARE WE AT IN THE PROCESS?

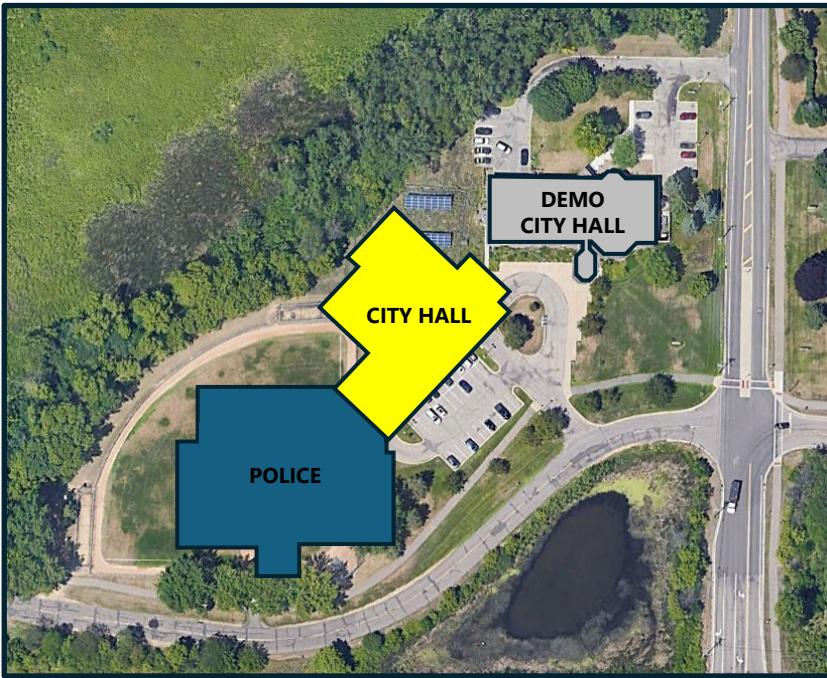
FIVE-PHASE APPROACH



**DETERMINE FINAL SCOPE BASED ON COUNCIL DIRECTION FROM
WORK SESSION 11/5/25**



New City Hall & Police Facility – Built for Immediate Need



Pros:

- City already owns the property
- The public already identifies this site as a civic campus
- Good location for police response times

Challenges/Cons:

- Loss of baseball field
- Requires addition(s) at some point in the future

Includes costs to deal with soil (soil corrections and if needed enhanced footing systems)

15,845 SF for City Hall

No enclosed parking for City-owned vehicles figured

Includes one (1) voting/community room w/ storage for each to accommodate community use (Park & Rec. classes, space for voting, Senior events, etc.)

27,222 SF for Police

Includes enclosed parking for ten (10) vehicles

Budget Estimate

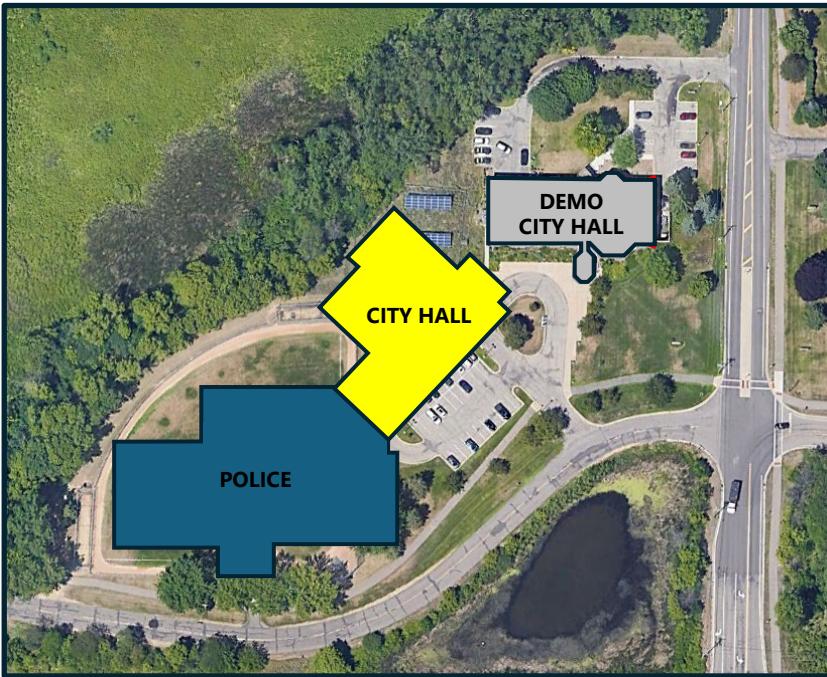
New City Hall Construction	\$ 6,338,080
New Police Station Construction	\$ 11,569,180
Facility Hardening Features (Bldg./Site)	\$ 250,000
Furniture, Fixtures & Equipment (FFE)	\$ 625,000
Technology (Screens)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Modifications to Solar Array (If Needed)	\$ 250,000
Site Costs (Placeholder)	\$ 2,250,000
Demolition of Existing Facility	\$ 298,500

Subtotal Estimated Const. Cost: \$ 21,955,760

Professional Services (Design/Mgmt.)	\$ 4,367,596
Fees, Permits, Testing, etc.	\$ 539,226
Land Costs	\$ 0
Contingency (8% - Design & Constr.)	\$ 1,756,461
Total Estimated Soft Costs: \$ 6,663,283	

Total Estimated Project Costs: \$ 28,619,043

New City Hall & Police Facility – “Dig Once” Future Ready



Pros:

- City already owns the property
- The public already identifies this site as a civic campus
- Good location for police response times

Challenges/Cons:

- Loss of baseball field

Budget Estimate

New City Hall Construction	\$ 7,712,390
New Police Station Construction	\$ 11,964,260
Facility Hardening Features (Bldg./Site)	\$ 250,000
Furniture, Fixtures & Equipment (FFE)	\$ 765,000
Technology (Screens)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Modifications to Solar Array (If Needed)	\$ 250,000
Site Costs (Placeholder)	\$ 2,478,000
Demolition of Existing Facility	\$ 298,500

Subtotal Estimated Const. Cost: \$ 24,093,150

Professional Services (Design/Mgmt.)	\$ 4,542,071
Fees, Permits, Testing, etc.	\$ 636,863
Land Costs	\$ 0
Contingency (8% - Design & Constr.)	\$ 1,927,452

Total Estimated Soft Costs: \$ 7,106,386

Total Estimated Project Costs: \$ 31,199,536

Includes costs to deal with soil (soil corrections and if needed enhanced footing systems)

18,147 SF for City Hall

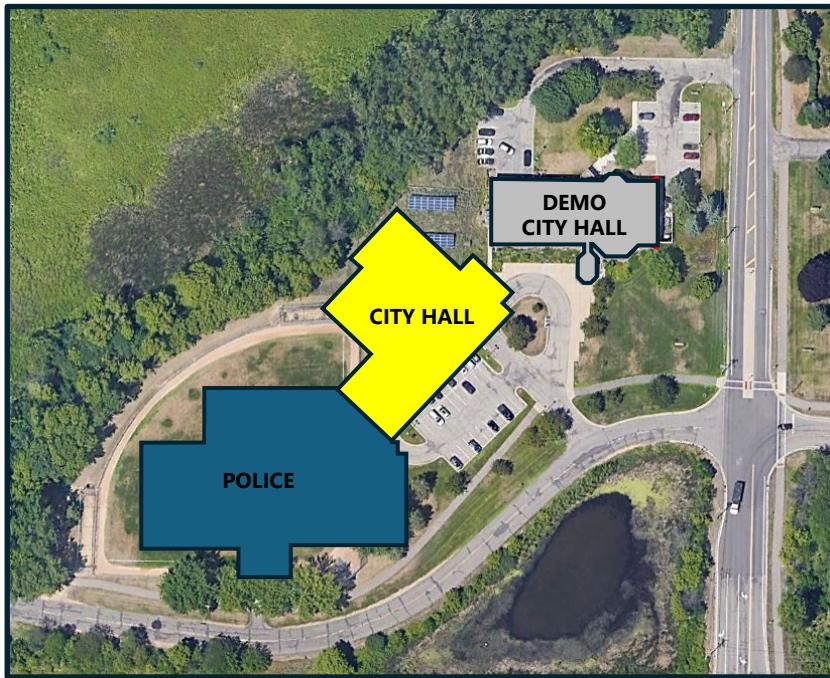
No enclosed parking for City-owned vehicles figured

Includes two (2) voting/community room w/ storage for each to accommodate community use (Park & Rec. classes, space for voting, Senior events, etc.)

28,151 SF for Police

Includes enclosed parking for ten (10) vehicles

New City Hall & Police Facility – “Enhanced” (State Bonding)



Pros:

- City already owns the property
- The public already identifies this site as a civic campus
- Good location for police response times
- Includes space for CJN (this is the only programmatic space that makes the facility “regional”)

Challenges/Cons:

- Loss of baseball field
- Increased cost due to requirements that would need to be met with State of MN bonding dollars (i.e., B3 requirements, increased square footage for CJN space.)

Includes costs to deal with soil (soil corrections and if needed enhanced footing systems)

18,147 SF for City Hall

No enclosed parking for City-owned vehicles figured

Includes two (2) voting/community room w/ storage for each for each to accommodate community use (Park & Rec. classes, space for voting, Senior events, etc.)

31,651 SF for Police

Includes enclosed parking for ten (10) vehicles

Includes 2,500 SF for CJN

Budget Estimate

New City Hall Construction	\$ 8,438,262
New Police Station Construction	\$ 14,401,296
Facility Hardening Features (Bldg./Site)	\$ 250,000
Furniture, Fixtures & Equipment (FFE)	\$ 765,000
Technology (Screens)	\$ 225,000
Security (Card Reader/Camera/Other)	\$ 150,000
Modifications to Solar Array (If Needed)	\$ 250,000
Site Costs (Placeholder)	\$ 2,478,000
Demolition of Existing Facility	\$ 298,500

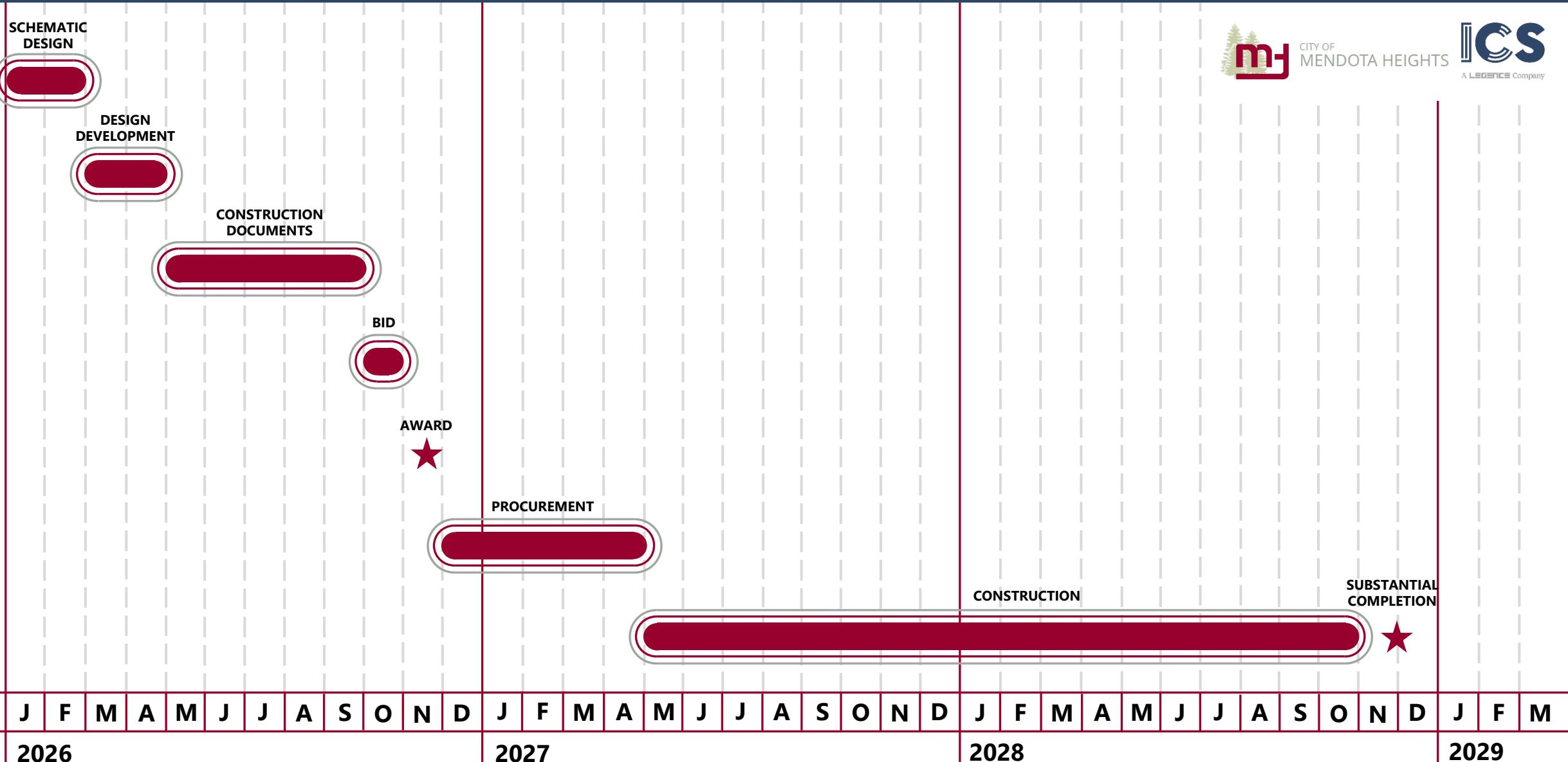
Subtotal Estimated Const. Cost: \$ 27,256,058

Professional Services (Design/Mgmt.)	\$ 4,975,706
Fees, Permits, Testing, etc.	\$ 700,121
Land Costs	\$ 0
Contingency (8% - Design & Constr.)	\$ 2,180,485

Total Estimated Soft Costs: \$ 7,856,312

Total Estimated Project Costs: \$ 35,112,370

PRELIMINARY PROJECT SCHEDULE



ESTIMATED TAX IMPACTS

Information below was presented by Stacie Kvivilang, Senior Municipal Advisor, Ehlers on 10/22/25

- Bonding Options/Amounts 20 & 25 Year Financing
- Term: Not a large difference between options
- No impacts on AAA rating & No use of reserves
- Now is a great time to do a project; interest rates have come down



20 Year Bonds													
\$15 Million		\$20 Million		\$25 Million		\$30 Million		\$35 Million					
Property Type	Taxable Market Value	Proposed Annual Tax Increase*	Per Month	Per Day	Proposed Annual Tax Increase*	Per Month	Per Day	Proposed Annual Tax Increase*	Per Month	Per Day	Proposed Annual Tax Increase*	Per Month	Per Day
Residential	\$ 334,950	\$ 118.72	\$ 9.89	\$ 0.33	\$ 158.31	\$ 13.19	\$ 0.44	\$ 197.89	\$ 16.49	\$ 0.55	\$ 237.48	\$ 19.79	\$ 0.66
	\$ 443,950	\$ 157.36	\$ 13.11	\$ 0.44	\$ 209.82	\$ 17.49	\$ 0.58	\$ 262.29	\$ 21.86	\$ 0.73	\$ 314.76	\$ 26.23	\$ 0.87
	\$ 551,000	\$ 199.82	\$ 16.65	\$ 0.56	\$ 266.45	\$ 22.20	\$ 0.74	\$ 333.07	\$ 27.76	\$ 0.93	\$ 399.70	\$ 33.31	\$ 1.11
	\$ 650,000	\$ 243.69	\$ 20.31	\$ 0.68	\$ 324.93	\$ 27.08	\$ 0.90	\$ 406.18	\$ 33.85	\$ 1.13	\$ 487.44	\$ 40.62	\$ 1.35
	\$ 750,000	\$ 287.99	\$ 24.00	\$ 0.80	\$ 384.01	\$ 32.00	\$ 1.07	\$ 480.03	\$ 40.00	\$ 1.33	\$ 576.07	\$ 48.01	\$ 1.60
	\$ 850,000	\$ 332.30	\$ 27.69	\$ 0.92	\$ 443.09	\$ 36.92	\$ 1.23	\$ 553.89	\$ 46.16	\$ 1.54	\$ 664.69	\$ 55.39	\$ 1.85
	\$ 950,000	\$ 376.61	\$ 31.38	\$ 1.05	\$ 502.17	\$ 41.85	\$ 1.39	\$ 627.74	\$ 52.31	\$ 1.74	\$ 753.32	\$ 62.78	\$ 2.09
	\$ 1,050,000	\$ 420.91	\$ 35.08	\$ 1.17	\$ 561.25	\$ 46.77	\$ 1.56	\$ 701.59	\$ 58.47	\$ 1.95	\$ 841.95	\$ 70.16	\$ 2.34

25 Year Bonds													
\$15 Million		\$20 Million		\$25 Million		\$30 Million		\$35 Million					
Property Type	Taxable Market Value	Proposed Annual Tax Increase*	Per Month	Per Day	Proposed Annual Tax Increase*	Per Month	Per Day	Proposed Annual Tax Increase*	Per Month	Per Day	Proposed Annual Tax Increase*	Per Month	Per Day
Residential	\$ 334,950	\$ 106.66	\$ 8.89	\$ 0.30	\$ 142.20	\$ 11.85	\$ 0.39	\$ 177.77	\$ 14.81	\$ 0.49	\$ 213.31	\$ 17.78	\$ 0.59
	\$ 443,950	\$ 141.37	\$ 11.78	\$ 0.39	\$ 188.47	\$ 15.71	\$ 0.52	\$ 235.62	\$ 19.63	\$ 0.65	\$ 282.73	\$ 23.56	\$ 0.79
	\$ 551,000	\$ 179.52	\$ 14.96	\$ 0.50	\$ 239.33	\$ 19.94	\$ 0.66	\$ 299.20	\$ 24.93	\$ 0.83	\$ 359.02	\$ 29.92	\$ 1.00
	\$ 650,000	\$ 218.92	\$ 18.24	\$ 0.61	\$ 291.86	\$ 24.32	\$ 0.81	\$ 364.87	\$ 30.41	\$ 1.01	\$ 437.83	\$ 36.49	\$ 1.22
	\$ 750,000	\$ 258.73	\$ 21.56	\$ 0.72	\$ 344.93	\$ 28.74	\$ 0.96	\$ 431.22	\$ 35.93	\$ 1.20	\$ 517.44	\$ 43.12	\$ 1.44
	\$ 850,000	\$ 298.53	\$ 24.88	\$ 0.83	\$ 398.00	\$ 33.17	\$ 1.11	\$ 497.56	\$ 41.46	\$ 1.38	\$ 597.05	\$ 49.75	\$ 1.66
	\$ 950,000	\$ 338.34	\$ 28.19	\$ 0.94	\$ 451.06	\$ 37.59	\$ 1.25	\$ 563.90	\$ 46.99	\$ 1.57	\$ 676.65	\$ 56.39	\$ 1.88
	\$ 1,050,000	\$ 378.14	\$ 31.51	\$ 1.05	\$ 504.13	\$ 42.01	\$ 1.40	\$ 630.24	\$ 52.52	\$ 1.75	\$ 756.26	\$ 63.02	\$ 2.10

STRATEGIC APPROACH AND SUPPORT - ALL PHASES OF THE PROCESS

The “three-legged stool” approach to city council decision-making requires every decision to be made based on a balance of need, financial, and political merit throughout all phases of the process.

To date, the city has successfully considered and balanced all of these elements:

1. NEED

- ✓ Considered facility solutions that directly aligned spaces to efficiently provide essential services to the community.
- ✓ Helped shape the preliminary design to be flexible, equitable, and provide safe working environments.
- ✓ Incorporated input from city hall staff and police staff.

2. POLITICAL

- ✓ Fostering community trust through transparent, ongoing communication.
- ✓ Engaging stakeholders early and often – and listening to public sentiment.
- ✓ Building a strong, urgent case for facility needs.
- ✓ Addressing opposition with empathy and facts.

3. FINANCIAL

- ✓ Providing fiscally responsible, data-driven solutions with clear ROI.
- ✓ Developing financial solutions that are sensitive to city tax-payers.



NEXT STEPS



City Council Meeting: December 16th, 2025

- Proposal Presentation to City Council
- Vote on how to proceed with project

Design & Budgeting Estimated Timelines

- Schematic Design to start early 2026
- Continue working on:
 - Ehlers Tax Impact Analysis
 - Future Workshops
 - Site Tours

Community Engagement

- Continue to update the community throughout all phases on what is happening with the Municipal Campus project



QUESTIONS?