



The City of Vadnais Heights
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**Fourth Meeting of the
Garceau Corner Task Force**
Wednesday, August 14, 2019 – 6:00 p.m.
City Council Chambers
A G E N D A

1. Recap of Third Meeting
2. Developer Roundtable – Residential/Open Space Redevelopment Scenarios
3. Review and Discussion of Financial Analysis
4. Discussion of Decision-making Process
5. Meeting Recap
6. Set October Meeting Date
7. Adjourn

Garceau Corner Task Force

Third Meeting

July 17, 2019

Attendees: Kevin Watson, Nolan Wall, Cathy Bennett, Craig Johnson, Patricia Youker, Linda Bigelbach, Martin Jokinen, Brian Bergstrom, Ashley Wilke, Ron Garceau, Mark McSherry, Lisa Holisak, Sharon Klumpp, Erik Goebel, Tom Colgan, Jay Chmieleski, Julie Kimble, Peggy Aho, Joe Bergman, Kevin Schief, Cathy Bennett, Jesse Farrell, Dan Hardik.

Cathy Bennett opened the meeting at 6:00 p.m.

Recap of the Second Task Force Meeting

Bennett recapped the Second Task Force meeting which included: a) History of the site; b) Environmental review; c) Presentation from Ehlers on Financing TIF 101; and d) Background on the City purchase of the site.

Question from Task Force members:

If in the TIF district we use is it just for that site or does it encompass other properties around it?

Response: It depends on the nature of the property, there would be more analysis required. If we only include the city property and the property to the north, it would qualify. Anything further than that a blight analysis would need to be done to create a Redevelopment TIF District.

Would there be any immediate financial benefit to the citizens if doing a TIF? Response: There wouldn't be any direct financial benefits until the TIF timeframe (up to 26 years) runs out.

Developer Roundtable – Commercial Redevelopment Scenarios

Julie Kimble, Kimble Consulting, said that she looked at traffic counts and rents in the area. No matter what type of use, the question would be are rents sufficient to support new construction or new renovation of the site. Need to look at traffic counts. There are times when something can be developed that is a destination. Some restaurants pop up that are unique and people come. There is a medical office nearby but generally office rents in this area would not support new construction. Industrial use would be tough especially if it had any types of trucks going in and out. Also retail would be hard because it's not an easy site to find. The ease of finding it and getting to it are not favorable to the site.

Questions / comments from Task Force members:

- *How about mixed use as an option?* Response: Kimble said that mixed use can be even more challenging to put together, and you still would need to have the right combination of uses and sufficient rental income.
- *What impact on value would proximity to the lake bring to the site?* Response: Kimble said that being near some green space could increase the value, but fundamentals would still have to work. It could be an asset to a multi-family dwelling.

Kevin Scheif, restaurant owner, talked about restaurants and locations. Scheif said that there would need to be a destination restaurant at that location. Restaurants are expensive to build. When he looks

at a site he looks at traffic counts. A restaurant costs about \$300 per sq. ft. He said that he is not sure that site could generate enough business. Fast-casual is the only type of restaurant that is growing at this time. The City would have to make it pretty inviting for someone to want to come in and there would need to be community support (people would have to frequent the site).

Questions / comments from Task Force Members:

- *What about a coffee shop?* Response: Scheif said he doesn't think the volume of customers would be enough for a coffee shop.
- *Asked for additional data behind the statements from Kimble and Scheif.*
- *Would the condition of the site turn people off?* Response: Panel replied that even if it was torn down it wouldn't make a difference.

Joe Bergman, Development Manager, Exeter Group, said that the projects that were successful were typically located in high traffic areas and along public transit routes. He doesn't think there is enough people in the City to justify an investment in the property as-is. The building lacks character and there is low traffic counts. He said it may be best to tear it down. Bergman's general analysis of the site is that it would make the most sense as a residential site.

Questions/ comments by Task Force Members:

- *Dog parks with bars are trending right now.*
- *Believe people would come to Vадnais Heights to visit a brewery.* Response was that the challenge with a brewery is that they are strapped for cash and the market is saturated. Most are not very well funded and they don't have the cash to build out a site.
- *If we removed or mitigated some of the environmental constraints would someone be interested in reusing the building and the site?* Response was that it's not enough because the traffic count is not good, does not have locational strength.
- *The community needs a sense of trust with the City during this process.*
- *What about indoor entertainment such as trampoline parks, etc.?* Response was it's about the location.

Planning/Community Development Director Wall said that the City did have interest recently from people that were looking at reusing the building for a brewery. They backed out because of the cost of bringing the building up to code even though they loved the location of the site and the fact that they could tie in some outdoor use. They didn't seem worried about the low traffic counts and visibility but they wanted to rent not own.

Questions / comments from Task Force Members and the Panel:

- May have to spend just as much as new to renovate the space as to reconstruct.
- A project would be constrained by what is there today.
- The longer it sits the faster it will deteriorate. Probably not salvageable three years from now if no upkeep is done.
- There is still a viable structure that can be used.
- *What is the cost to demo it?* Response: There would be remediation work needed in addition to the demo costs.

Review and Discussion of Financial Analysis

Cathy Bennett asked if industrial use would be off the table? The panel said that light industrial might work.

Financial assumptions include land sale price.

Questions / comments from Task Force Members:

- *Who at the City would make the decision not to get back any of the \$900,000 spent on the site?*
- *If the City had to pay back the TIF money, which department fund would payment come out of and how would it affect individual households?* Response: The City would need to levy to pay back the \$900,000 which would mean that the City Council would need to make a policy decision. If the Council were to decide to make the site open space, the City would have to pay back the TIF but if any redevelopment of the site is done, the City wouldn't have to pay back the TIF.
- Important that Task Force and the Council have some kind of communications plan in place once a recommendation has been made. The plan should show how and why the Task Force arrived at the recommendation they did.
- Big unknown is the lake. How to use it, utilize it, and access it.
- Should one of the meetings include a presentation from Ramsey County regarding trails in the area? Need to look at the future of how that site may be integrated with local trails and park space.
- Bennett suggested finding someone to talk about benefits of open space. *Could someone from Conservation Minnesota come in and talk about the benefits of open space?* Response: Yes.
- *What does the City want to get back from this site? Seems that now maybe it's not the goal of the Council to get the money back.* Response: The Council's goals have been to buy it, to redevelop it and to make it nice and recover funds spent on it. But the Council says it needs to listen to the community and hear what they want to try to pursue. There are no preconceived ideas about what the outcome will be. The priority may be to see if there is something that everyone can get behind.
- *Task Force would like to see an estimate of what a levy would look like to the residents of the City.* Response: Staff will provide an estimate using today's market values.

Discussion of Future Meeting Topics

Bennett said that the next meeting will include discussion about residential options: single family, multi-family and a range of specialty senior housing and also a development that would allow access to the general public.

The next meeting of the Task Force is scheduled for August 14 at 6:00 pm.

Task Force members set the September meeting for the 25th and it will be held at the Commons.

Nolan W. Wall, AICP
Planning/Community Development Director

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nolan.wall@cityvadnaisheights.com



The City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

Memorandum:

TO: Garceau Corner Task Force Members

FROM: Nolan Wall, Planning/Community Development Director

DATE: August 14, 2019

SUBJECT: Meeting #4 Agenda Packet

See the attached agenda and supplemental information for this month's meeting.

September Meeting

The next meeting is scheduled for September 25 at the Vadnais Heights Commons. The plan is to conduct a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis for the redevelopment scenarios the group has discussed. The goal is to narrow-down the list of acceptable uses to include as part of the future decision-making process.

Developer Roundtable – Residential/Open Space Uses

Staff has invited a group of industry professionals to participate in a roundtable discussion on the current market conditions and the viability of residential uses on the site. They have volunteered their time at no cost to the City and have not voiced any interest in actually redeveloping the property themselves. Here is some background on them:

Rick Packer – Gonyea Homes

Rick has 40 years of experience as a land specialist and senior level project manager with extensive experience in all facets of land development and acquisition, construction management, land use and title. He has worked for local and regional governments and in the private sector for several development and consulting firms. He is currently the Land Manager for Gonyea Homes, which is currently constructing residential projects in White Bear Township and North Oaks.

Paul Maenner – Maenner Properties

Paul has been active in the Minneapolis commercial real estate markets since 1993, and professionally involved in the real estate industry since 1984. From his initial work as a national commercial property appraiser, Paul has enhanced his skill set over the years to include active, hands-on experience in the brokerage, construction, development, financing, management and sale of investment-grade property.

Staff is still trying to recruit another panelist with experience developing apartment projects, but does not have any commitments yet.

Open Space – Tax Implications

As previously discussed, a scenario that involves redeveloping the site into a non-tax-generating property will require the City to payback the TIF account used to purchase and maintain the properties. The attached financial scenarios show projected tax levy increases based on several market values for residential and commercial property.

Scenario #1 is an immediate payback by levying the full \$1-1.3M estimated cost. Scenario #2 is an internal borrowing option where the City essentially pays itself back by levying the full amount over three years after completing a fund transfer to the TIF account immediately. The scenarios only show CITY tax implications and does not account for likely increases from the other taxing authorities, most notably Ramsey County the school districts.

Also attached is an email from Jenna Fletcher with The Trust for Public Lands (TPL) office with her opinions on the site and value of open space. Staff is still seeking a speaker to attend the meeting, but does not have any commitments yet.

Financial Analysis

The agenda includes discussion of residential/open space redevelopment scenarios following the developer roundtable. Ehlers will not be present at the meeting, so please contact staff in advance of the meeting if you have any detailed questions. The following assumptions are included in the analysis:

End Uses:

- Derived from previous discussions of potential projects.
- Open space could be either a passive or active use.

Units:

- Based on assumptions of typical project sizes, including a viable number units to offset development and operation costs.
- Senior with services is comparable to the Gable Pines development (County Road E/Judson Road), which includes apartments, assisted living, and memory care uses.

Land Assembly (City's Costs):

- Purchase costs; environmental investigation for previous grant applications; legal costs; outbuilding demolition; and on-going consulting costs.

Environmental Clean Up:

- See the footnotes on the spreadsheet.
- Actual costs could be higher or lower, depending on the redevelopment scenario.

Land Sale Proceeds:

- Assumptions are included at the top under "Land Sale Price."
- Numbers are based on recent projects in the metro area.

Grants:

- See the footnotes on the spreadsheet.
- Grant funds can be pursued – sources, eligibility, and award amounts will depend on the nature of a future project.

Redevelopment TIF District:

- See the footnotes on the spreadsheet.

Excess or Gap:

- Assumes the land sale price is paid and TIF is generated
- “Gap” represents another subsidy may have to be provided – or means the City will not recover its initial investment.

Attachments:

- Meeting #4 Agenda
- Meeting #3 Minutes
- Tax Scenarios
- TPL email
- Financial Analysis
- Brewery article

Scenario #1: Immediate payback through one-time levy increase

ESTIMATED 2020 CITY PROPERTY TAX FOR RESIDENTIAL SINGLE FAMILY HOMES AND COMMERCIAL PROPERTIES

ASSUMES MEDIAN VALUE CHANGE IN VALUE OF 8.8% FOR RESIDENTIAL AND MEDIAN VALUE CHANGE OF 2.55% FOR COMMERCIAL

Median values are highlighted

				\$1 mil. levy increase		\$1.1 mil. levy increase		\$1.2 mil. levy increase		\$1.3 mil. levy increase	
Residential property:				City tax change		City tax change		City tax change		City tax change	
2020 Market Value	2020 City Tax	2019 Market Value	2019 City Tax								
178,635	471.24	164,135	340.36	130.88	38.45%	140.01	41.14%	149.14	43.82%	158.27	46.50%
238,180	665.47	218,846	483.64	181.83	37.60%	194.73	40.26%	207.62	42.93%	220.52	45.60%
267,953	762.59	246,202	555.28	207.31	37.33%	222.08	40.00%	236.86	42.66%	251.64	45.32%
293,200	844.94	269,400	616.02	228.91	37.16%	245.28	39.82%	261.66	42.48%	278.03	45.13%
297,725	859.70	273,558	626.91	232.79	37.13%	249.44	39.79%	266.10	42.45%	282.76	45.10%
327,498	956.81	300,914	698.55	258.26	36.97%	276.80	39.62%	295.34	42.28%	313.88	44.93%
357,271	1,053.93	328,269	770.19	283.74	36.84%	304.16	39.49%	324.58	42.14%	345.00	44.79%
416,816	1,247.34	382,981	913.47	333.87	36.55%	358.04	39.20%	382.21	41.84%	406.38	44.49%
535,906	1,603.72	492,404	1,183.02	420.70	35.56%	451.77	38.19%	482.85	40.81%	513.92	43.44%
Commercial property:				City tax change		City tax change		City tax change		City tax change	
214,587	1,059.96	209,252	825.27	234.69	28.44%	255.22	30.93%	275.76	33.41%	296.30	35.90%
536,468	2,986.26	523,129	2,333.59	652.67	27.97%	710.53	30.45%	768.40	32.93%	826.25	35.41%
1,072,935	6,197.25	1,046,258	4,847.12	1,350.13	27.85%	1,470.20	30.33%	1,590.29	32.81%	1,710.36	35.29%
1,095,950	6,334.91	1,068,700	4,955.00	1,379.91	27.85%	1,502.65	30.33%	1,625.41	32.80%	1,748.14	35.28%
2,145,871	12,618.64	2,092,516	9,874.44	2,744.20	27.79%	2,988.69	30.27%	3,233.21	32.74%	3,477.70	35.22%

Scenario #2: Immediate payback through fund balance transfer and 3-year levy increases

ESTIMATED 2020 CITY PROPERTY TAX FOR RESIDENTIAL SINGLE FAMILY HOMES AND COMMERCIAL PROPERTIES

ASSUMES MEDIAN VALUE CHANGE IN VALUE OF 8.8% FOR RESIDENTIAL AND MEDIAN VALUE CHANGE OF 2.55% FOR COMMERCIAL

Median values are highlighted

				Year 1		Year 2		Year 3	
				\$.472 mil. levy increase		\$.448 mil. levy increase		\$.424 mil. levy increase	
Residential property:				City tax change		City tax change		City tax change	
2020 Market Value	2020 City Tax	2019 Market Value	2019 City Tax						
178,635	423.03	164,135	340.36	82.67	24.29%	80.48	23.65%	78.29	23.00%
238,180	597.39	218,846	483.64	113.76	23.52%	110.66	22.88%	107.57	22.24%
267,953	684.57	246,202	555.28	129.30	23.29%	125.75	22.65%	122.20	22.01%
293,200	758.50	269,400	616.02	142.48	23.13%	138.54	22.49%	134.62	21.85%
297,725	771.75	273,558	626.91	144.84	23.10%	140.84	22.47%	136.84	21.83%
327,498	858.93	300,914	698.55	160.38	22.96%	155.93	22.32%	151.48	21.68%
357,271	946.11	328,269	770.19	175.92	22.84%	171.02	22.20%	166.12	21.57%
416,816	1,119.73	382,981	913.47	206.27	22.58%	200.46	21.95%	194.67	21.31%
535,906	1,439.66	492,404	1,183.02	256.64	21.69%	249.18	21.06%	241.72	20.43%
Commercial property:				City tax change		City tax change		City tax change	
214,587	951.52	209,252	825.27	126.25	15.30%	121.32	14.70%	116.39	14.10%
536,468	2,680.76	523,129	2,333.59	347.17	14.88%	333.28	14.28%	319.40	13.69%
1,072,935	5,563.27	1,046,258	4,847.12	716.14	14.77%	687.31	14.18%	658.51	13.59%
1,095,950	5,686.84	1,068,700	4,955.00	731.84	14.77%	702.37	14.18%	672.93	13.58%
2,145,871	11,327.74	2,092,516	9,874.44	1,453.30	14.72%	1,394.61	14.12%	1,335.95	13.53%

Nolan Wall

To: cbennett.bcc@gmail.com
Subject: RE: City of Vadnais Heights Work Group - interest in understanding the value of open space

From: Jenna Fletcher <jenna.fletcher@tpl.org>
Sent: Monday, July 29, 2019 3:38 PM
To: cbennett.bcc@gmail.com
Subject: RE: City of Vadnais Heights Work Group - interest in understanding the value of open space

Hello Cathy:

Good to hear from you – yes has been a while since we’ve crossed paths!

Thank you for the invitation to the August 14th meeting of the Garceau Corner Task Force, but unfortunately I’m on vacation that week. I did look at the site on Google Maps, and reviewed some of the meeting minutes. Also, I reviewed The Trust for Public Land’s park analysis that is available on-line (<https://www.tpl.org/city/vadnais-heights-minnesota>) which shows that the City has a fairly good park system, and the area around the Garceau site is not in significant need of a park.

We have done a couple of local regression analyses of the increase in property values from the presence of parks, but they are quite old now. TPL does similar analysis for larger cities’ park systems that measure increase in property values, but also the economic value of clean air, clean water, tourism, direct use, health, and community cohesion...see <https://www.tpl.org/conservation-economics>. If I had to summarize a broad set of research (academic and TPL), generally parks lead to increase the value of single-family homes in the range of 3-15%, with the most value for homes within the first 500 feet.

I hope this helps!

Jenna

Jenna Fletcher
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612-309-9290 cell

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Creating parks and protecting land for people

tpl.org

From: cbennett.bcc@gmail.com <cbennett.bcc@gmail.com>
Sent: Wednesday, July 24, 2019 4:41 PM
To: Jenna Fletcher <jenna.fletcher@tpl.org>
Cc: 'Nolan Wall' <Nolan.Wall@cityvadnaisheights.com>
Subject: City of Vadnais Heights Work Group - interest in understanding the value of open space

Hi Jenna – Hope you are doing well. It seems like our paths have not crossed in some time.

I am doing a small consulting project with the City of Vadnais Heights (non-ULI MN related). I am facilitating a City Task Force to study redevelopment scenarios for the city-owned Garceau Corner properties. The Task Force is comprised of residents and business leaders. We've had several meetings so far and are planning to conduct a residential developer's roundtable at the next meeting on August 14. We did a similar event for our meeting this month, which focused on commercial/office/re-use scenarios.

Members of the work group are also interested in hearing about the value of open space as an option and of course I thought of you and Trust for Public Lands. Would you be interested and available to attend to lend your expertise?

The meeting is August 14 from 6:00-8:00 PM in Vadnais Heights. The panel will be the first item on the agenda and should take a little over an hour depending upon the task force questions.

Here is more information on the site and the process:

<https://www.cityvadnaisheights.com/624/Garceau-Redevelopment>

<https://www.cityvadnaisheights.com/674/Garceau-Corner-Task-Force>

Let me know if you are available. Thanks, Cathy

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City of Vadnais Heights

Garceau Corner Redevelopment - Gap Analysis

Assumptions			
Land Sale Price per Unit		Built Value Per Unit	
Single Family	\$ 25,000	All Rental	\$ 150,000
Townhouse	\$ 15,000	Memory Care	\$ 132,000
All Rental	\$ 8,000	Single Family	\$ 400,000
Senior care	\$ 12,000	Townhouse	\$ 275,000

Garceau Corner Redevelopment Scenarios

Project Costs						Sources of Funding to Pay for Project Costs				
End Use	Units	Land Assembly (City's Cost)	Environmental Clean Up ²	Potential TIF Assistance ³	Total	Land Sale Proceeds	Grants ⁴	Redev. TIF District ⁵	Total	Excess or (Gap)
Single Family ¹	14	\$900,000	\$1,000,000	\$0	\$1,900,000	\$350,000	\$0	\$701,858	\$1,051,858	(\$848,142)
Townhomes ¹	25	\$900,000	\$1,000,000	\$0	\$1,900,000	\$375,000	\$0	\$853,503	\$1,228,503	(\$671,497)
Market Rate Apartment ¹	100	\$900,000	\$1,000,000	\$1,889,051	\$3,789,051	\$800,000	\$0	\$2,711,297	\$3,511,297	(\$277,754)
Workforce Apartment ¹	60	\$900,000	\$1,000,000	\$648,329	\$2,548,329	\$480,000	\$0	\$930,527	\$1,410,527	(\$1,137,802)
Senior Apartment ¹	100	\$900,000	\$1,000,000	\$1,889,051	\$3,789,051	\$800,000	\$0	\$2,711,297	\$3,511,297	(\$277,754)
Senior W/services ¹	100	\$900,000	\$1,000,000	\$0	\$1,900,000	\$1,200,000	\$0	\$2,711,297	\$3,911,297	\$2,011,297
Memory Care	32	\$900,000	\$1,000,000	\$0	\$1,900,000	\$384,000	\$0	\$627,186	\$1,011,186	(\$888,814)
Open Space/Park	N/A	\$900,000	\$250,000	\$0	\$1,150,000	\$0	\$0	\$0	\$0	(\$1,150,000)

¹ Assumes general market land sale prices and potential assessed valuation for calculation of potential Tax Increment Financing (TIF).

² Final costs are dependent on building location and associated site improvements for any future project. Costs provided are adjusted for inflation from 2016 estimates

³ Land write-down and/or TIF assistance may be necessary to make these projects financially feasible. Estimated amount of assistance is included here. Estimated costs for open space scenario include demolition, clean-up and minor site improvements.

⁴ Grant funds are competitive and dependent on many factors, including job creation and tax base revitalization. As such, there are too many unknowns to assume that a future project qualifies to receive grant funds or that they would ultimately be awarded. In the event grant funds are obtained, they would be passed along to the developer as a reimbursement for qualifying clean up expenses, which would reduce the gap.

⁵ Assumes total estimated present value of TIF over the 26 year term of the TIF district at 4% interest.

EAT & DRINK

Unleashed, a dog park within a beer bar coming soon to Minneapolis

There will be dog beer.

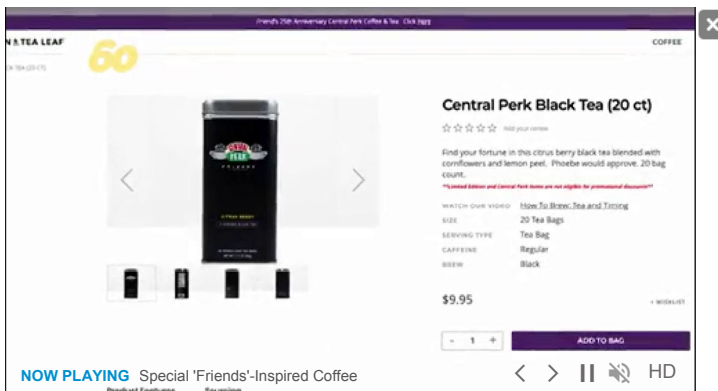
By Sharyn Jackson (<http://www.startribune.com/sharyn-jackson/285385111/>) Star Tribune |

AUGUST 2, 2019 — 9:16AM

Lauren Carter has a hard time talking without making a dog pun now.

That'll happen to someone working with a team of canine-lovers who are planning to open a bar for dogs (and their people).

Carter's mother and brother are two of the three founders of Unleashed Hounds & Hops, an indoor-outdoor dog park within a beer bar slated to open at 200 E. Lyndale Av., Mpls., this coming winter (unleashedhoundsandhops.com (<https://unleashedhoundsandhops.com/>)).



More than 10,000 square feet of space will be devoted to those furry friends, including a leash-only bar, an off-leash area, and an outdoor bar and a playspace with a water feature

Because a number of local breweries have been amenable to dog-loving drinkers, Unleashed will honor the connection between beer and bow-wows by featuring microbrews.

Food will be “a bit of a higher-end version of bar fare,” said Carter, who is the marketing representative of Unleashed. “Gourmet hot dogs” (really), “nice sandwiches,” plus vegetarian and vegan dishes. And a dog menu. Think matching bacon flight for you and your pooch. Rice bowls. Lots of protein. “No onions. No chocolate obviously,” Carter said.

And then there's dog beer: a pup-safe, effervescent drink that's “tasty to whatever their taste buds are desiring,” Carter said. “They aren't the pickiest eaters, dogs.”

Co-owners Sam Carter and Kevin Knuston came up with the idea as dog-owners who would come home from work to tend to their pets, but who then felt guilty about going back out to socialize. Breweries that do allow dogs have limited food and drink options, and “dogs are all stuck on leashes and pushed under tables,” Lauren Carter said.

They teamed up with the Carter siblings' mother, Dawn Uremovich, who oversaw franchise openings as a longtime president of Haagen-Dazs, and began looking into the barriers of opening a pub where dogs could roam freely.

“They just started digging. Get it? Digging?” Lauren Carter said, laughing.

Though dogs must be on their leashes, the owners of Stanley's Northeast (2500 University Av. NE., Mpls., 612-788-2529, stanleysbarroom.com (<http://stanleysbarroom.com>)) blazed a trail with its dog-food menu. That restaurant,



GREG BARBER

Unleashed Hounds and Hops is a bar for dog-lovers and their four-legged friends.

along with [the Howe Daily Kitchen & Bar](http://www.howempls.com/) (<http://www.howempls.com/>) and [Pub 819](https://www.pub819.com) (<https://www.pub819.com>), have served a total of 20,000 meals (<http://www.startribune.com/owners-of-stanley-s-and-the-howe-opening-new-dog-friendly-pub-in-st-louis-park/500282381/?refresh=true>) of their “Turkey Muttloaf” and more. Two managers from those restaurants, Luke Derheim and David Benowitz, plan to open the dog-friendly pub the Block (7008 Hwy. 7, St. Louis Park) in 2020 or 2021.

At Unleashed Hounds & Hops, rules and regulations, such as vaccination requirements, are still being ironed out.

“It’s hard, because no one wants to say this place has lots of rules,” Carter said. “But it’s for everybody’s safety and enjoyment. It’s not a free-for-all bar game.”

There’s already been some swift backlash on social media since word got out about the concept of people drinking with lots of dogs around. But Carter isn’t too worried.

“It’s just the internet,” she said.

It can be ruff out there.

Sharyn Jackson is a features reporter covering the Twin Cities' vibrant food and drink scene.

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