



SEWARD CROSSING



PROJECT OVERVIEW:

The former site of the Seward Coop (2111 E. Franklin) was sold to Worku Mindaye and has been redeveloped into a multi-use property filled with locally owned small businesses. Mindaye moved Shega Foods, a commercial injera bakery, where he was able to accomplish a much needed expansion. With 5,000 square feet left to fill, Redesign, Inc. worked with the neighborhood on an alternative approach for finding new tenants. Through community input for suggestions and parameters, it was clear that many wanted to retain the Co-op's locally-owned identity and high-usage energy. This set a clear call for Redesign to look past typical chain tenants despite the uncertain economy and credit crunch.

Amidst the turmoil of the credit markets, Redesign partnered up with Park Midway Bank and Midwest Minnesota Community Development Corporation to finance the redevelopment with New Market Tax Credits Small Project financing. The Seward Neighborhood Group provided a \$75,000 loan guarantee to the project through their Neighborhood Revitalization Program funds.

LOCATION: 2111 E Franklin Ave

CLIENT: Worku Mindaye

PROJECT SCALE: \$2.25 million

ARCHITECT: Paul Gates Architect, AIA

CONTRACTOR: Site Assembly, LLC

DATE: 2009



Redesign identified both Koyi Sushi, an existing downtown Minneapolis restaurant, and Seward Copy and Post, an office services center. The community is thrilled to welcome these new and expanded businesses to the site and to the neighborhood.

