



West Babbitt Development Project

Project Summary:

The City of Babbitt is requesting \$2,000,000 in state funds to extend municipal infrastructure to a new housing development.

Project Description:

Babbitt is located on Highway 21/70 on the eastern edge of the Mesabi Iron Range in northern Minnesota. Babbitt began as a mining town in 1944 and its economy still heavily relies upon the mining industry.

The housing development site is a parcel located on Central Boulevard, west of Mulberry Lane. The location is on the western side of the community located next to the schools and the downtown. This project consists of the extension of infrastructure including new streets, water, sanitary sewer, stormwater, street lighting, electrical and site development to serve 18 single family residential lots and a large multifamily residential lot.

The total estimated cost is \$4,000,000 with the City of Babbitt requesting \$2,000,000 from this Bonding Bill request and the remaining \$2,000,000 will come from local governmental resources.

Project Rationale:

The City of Babbitt has recently conducted a new housing market analysis that finds there is a demand for new construction for new residents and expansion. The City has only two undeveloped lots for sale at this time. Infrastructure limitations do not allow for expansion on the current system. Any new areas that could be developed would require a lift station for the sewer system. The West Babbitt Development Phase One includes two new streets with oversize residential lots, an 8 acre multiple unit housing lot, and all infrastructure and utilities provided for new residents to build easily. This will fulfill the current needs for new community growth and provides a lift station that can service the area beyond this first development. As a whole, this first stage lays the groundwork for the entire West Babbitt Development area, allowing for future expansions beyond this one to provide over 100 acres of residential lots and neighborhoods for the City of Babbitt. Potential new precious metal mines just outside of Babbitt could produce a demand for the rest of this area to be developed in the near future.

Project Timeline:

Engineering Design/Permitting Begins – 3/2023

Project Bid – 4/2023

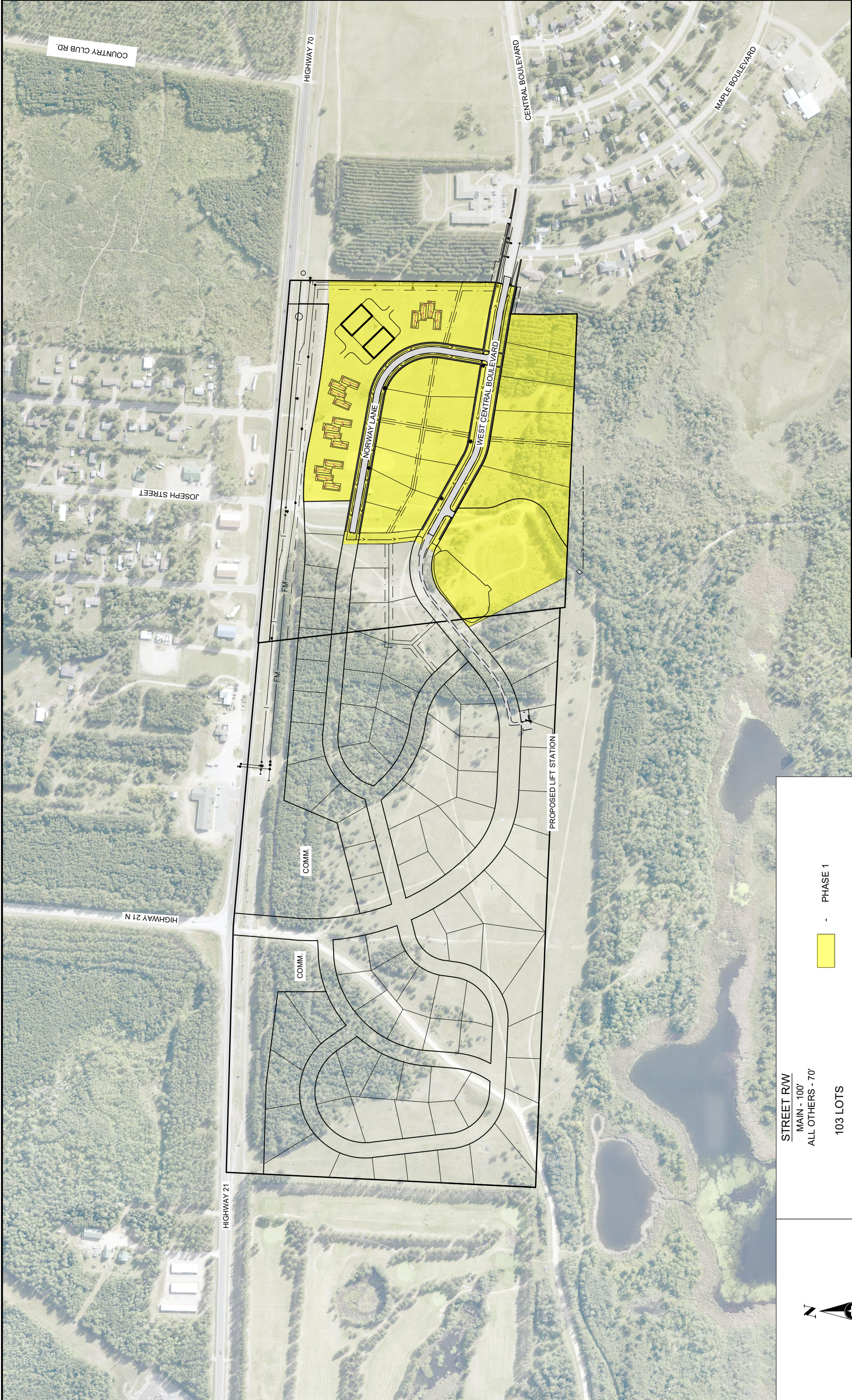
Award Contract – 5/2023

Begin Construction – 6/2023

Project Completion – 12/2024

Other Considerations:

The market analysis has identified the draw area for housing as Babbitt and the surrounding city and townships. The opportunity for a much larger housing demand is contingent upon the expansions of existing taconite mining companies, new non-ferrous mining developments and new expansions with existing businesses.



**OVERALL CONCEPT PLAN
WEST PLAT DEVELOPMENT
BABBITT, MINNESOTA**

FILE NO. BABBT 160417	EXHIBIT NO. 1
PHONE: 218.741.4284 615 9TH STREET NORTH VIRGINIA, MN 55792-3761 www.sehinc.com	

STREET R/W
 MAIN - 100'
 ALL OTHERS - 70'

103 LOTS

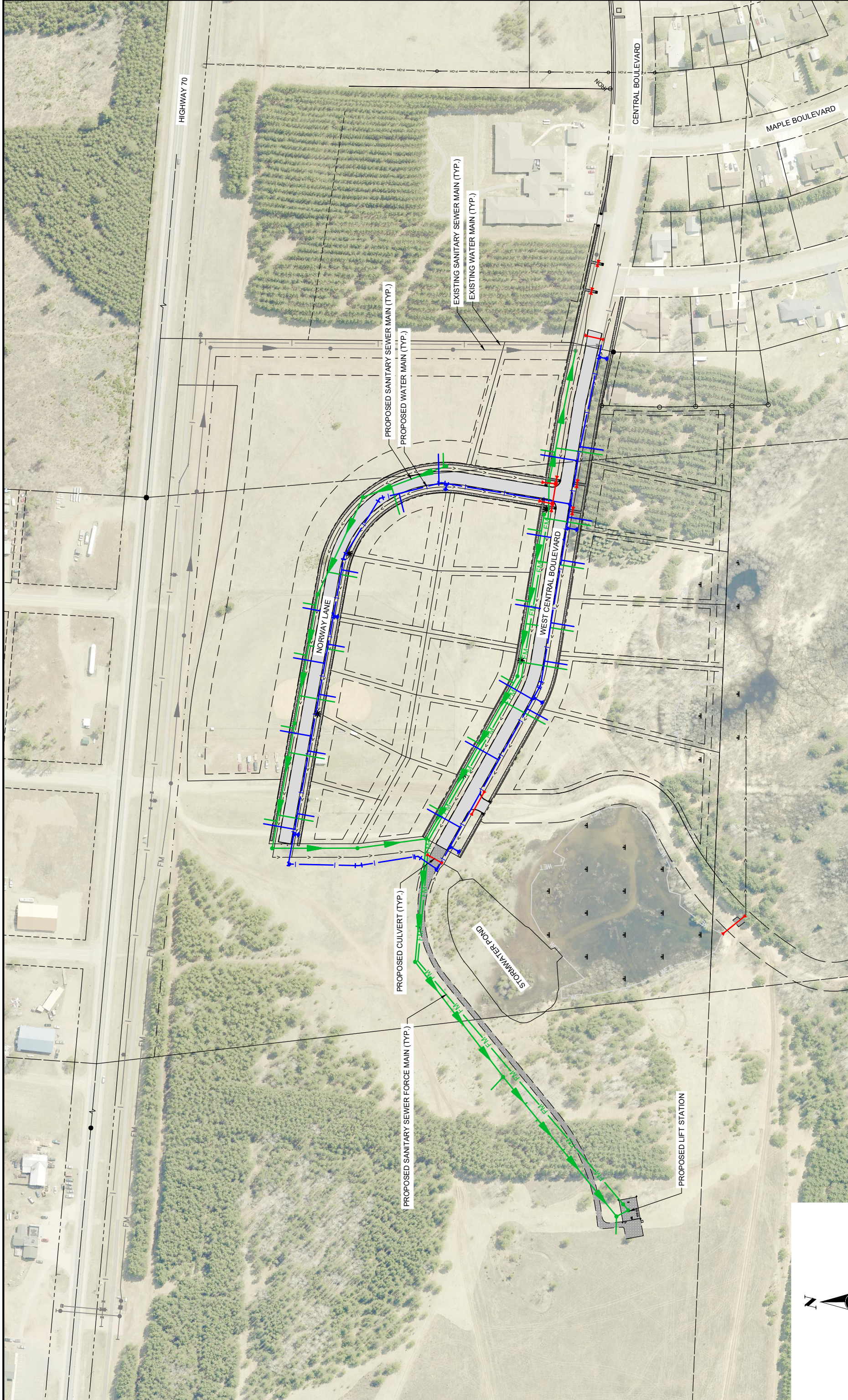
APARTMENTS

- 2 ~ 8 PLEX UNITS (72' X 130')
- END GARAGE (UNDER UNITS)
- ADDITIONAL PARKING EACH END

- PHASE 1

TOWNHOMES
16 ~ 34' X 90' PAD

scale = 100 feet



SEH
 FILE NO. BABBT 160417
 DATE: 2/23/2023
**DEVELOPMENT PHASE 1
 WEST PLAT DEVELOPMENT
 BABBITT, MINNESOTA**
EXHIBIT NO. 2

