



High-Tech Center Research Project

Brainerd Lakes Area
Economic Development Corporation

Summer/Fall 2015

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PROJECT SUMMARY

The technology industry has continued to grow at a substantial rate around the globe, generating high-paying jobs and, in most cases, rapid expansion. For those reasons and many more, technology companies have become highly valued in communities throughout the country.

The Brainerd Lakes Area is among the markets spending time and resources to grow the technology sector locally. The Brainerd Lakes Area Economic Development Corporation (BLAEDC) has identified the technology industry as a priority by positioning the area as “tech ready.” Tech companies that expand or locate in the area can expect an existing infrastructure – including high-speed fiber optics – that supports tech-based business, a workforce that’s technology-literate, real estate options that can help them get up and running in short order, and a supportive community with abundant resources to help them succeed.

The Brainerd Lakes Area has already attracted several large technology companies and is home to many entrepreneurs who are growing home-based tech businesses. BLAEDC’s marketing efforts are creating a tech-focused culture that’s attracting tech professionals and companies.

One of BLAEDC’s strategies is researching the possibility of developing a High-Tech Center in the area. The center would continue to build on the area’s technology initiatives by clustering tech businesses, offering a way to connect tech employees and entrepreneurs, and developing a support system. The ultimate goal is to attract new talent to the area and create an environment and culture that welcomes and benefits tech professionals and companies.

With grants from the Blandin Foundation and Initiative Foundation, BLAEDC researched tech centers and interviewed members of the tech community to learn about their wants and needs. That data was compiled to create models and apply the concept to existing properties in the city of Brainerd. Those models can also be applied to other communities as well.

Success for this research project is based on the completion of three “documents”:

1. A compilation of all the data collected into a draft business plan/outline. For example, market opportunities/potential, budget and source/use of funds, facilities, equipment and infrastructure needs, etc.
2. A concept proposal and “next steps” outline for an actual location in the Brainerd Lakes Area, or a report that finds that such a project isn’t viable in this area.
3. A “how-to” guide for other communities to conduct their own study.

The ultimate goal of this project is to further understand how to promote economic growth and new jobs for the area by expanding the technology business sector.

BRAINERD'S HISTORY WITH THE TECH INDUSTRY

The Brainerd Lakes Area has a colorful and rich history when it comes to its economy. For many decades, logging, the railroad and a local paper mill provided most of the jobs in the area and generated most of the commerce. Then tourism became the primary industry as people outside the area discovered that the area's lakes and natural resources were an excellent place to play. It's only been the last few decades that the area has made significant strides in attracting a more diverse mix of businesses, including manufacturing and technology.

In the early 2000s, the area made substantial strides toward establishing itself as a tech center when the private sector, educators and local economic development agencies collaborated to bring high-speed fiber optics to the area. That proved to be a significant move and caught the attention of many tech companies looking for a place to expand or locate.

The fiber optics, along with the area's high quality of life, trained workforce, available building sites and existing office space has established the Brainerd Lakes Area as one of the most advanced technological markets in Minnesota and continues to garner widespread attention for that reason. A High-Tech Live/Work Center would only enhance that.

TECH CENTER CATEGORIES

For the purpose of this document, we divided the types of tech centers into the following four categories and included examples of each. More details about the examples can be found in the “Supporting Documents” section. A tech center could also be a hybrid of the following categories, taking on certain features while still maintaining its focus on the tech industry.

- Incubator
- Tech Business Park
- Tech Campus
- Live/Work Unit

1. Incubators

The Incubator category, which have also been referred to as Innovation Centers or Office Suites, is an office complex with suites for tech companies. It also includes space for an educational element, both for tech students as well as entrepreneurs who are starting up a tech business and could benefit from support services available in the complex. Overall, the center is intended to encourage, foster and support entrepreneurs, tech businesses and start-ups, and engage students with professionals.

Example

The **Duluth Technology Village** is a \$25 million, five-story, 231,644-square-foot technology center in Duluth, Minnesota. The building’s design is tailored to the high-tech industries and educational facilities it serves. The inhabitants have convenient access to various amenities within the building. Students have the opportunity to attend classes and work in the same complex. Businesses have the opportunity to share workers, resources and ideas. The design also allows for other uses such as restaurants and retail stores. Historical design features of the city’s downtown were incorporated into the exterior while the interior focused on the needs of the high-tech tenants. A skywalk providing an enclosed pedestrian passage to downtown was included, as well as a 600-car parking ramp. Infrastructure for highly computer intensive tenants provides unlimited bandwidth potential for telecommunications services.

Example

LaunchPad, located in Bemidji, MN, is a co-working space and hub for entrepreneurial support for the Bemidji region. The LaunchPad provides entrepreneurs, freelancers, start-ups, and professionals an opportunity to co-work, collaborate, network, and learn in an innovative, yet fun, environment. This one-stop-shop for entrepreneurs provides resources and support to move your business to the next level, with access to mentors, business consultants, financing resources, peer networking groups, and tailored training opportunities.

Example

The **Red Wing Ignite Innovation Center**, located in Red Wing, MN provides infrastructure that enables entrepreneurship and innovation for the Red Wing Community. Founded by the community of Red Wing, with the support of local foundations and the City of Red Wing. Red Wing Ignite provides: events to learn

and connect, resources for businesses, programs to prepare students, regional and national networks, gigabit Internet access, and collaborative pace for meeting, co-working space and private offices.

2. Tech Business Park

A tech business park involves a cluster of office buildings in close proximity to each other, all housing technology companies, entrepreneurs and, possibly, an educational component. This type of Business Park may or may not include non-tech related amenities, like coffee shops, restaurants, recreation centers, etc., but it would be served by a robust infrastructure and would benefit the businesses and professionals by generating a tech culture.

Example

Tech Parks Arizona, located in Tucson, is a tech business park that's part of the University of Arizona, which integrates technology commercialization, industry collaboration and the assets and activities of the Tech Parks with campus activities at the university. The 1,345-acre campus is home to 40 tech companies, including IBM, Citi and Raytheon, with 2 million square feet of office, laboratory and production space. Some 6,500 employees work there. The campus also includes a recreation center, health and wellness program, conference and meeting facilities, multi-internet service providers and a café.

3. Tech Campus

A campus concept involves a larger tract of land for a mix of technology uses, such as businesses, housing, education, office space and unrelated businesses like coffee shops, recreation centers, etc. The tech campus resembles a university campus, except with a technology focus. Instead of education being the primary component, technology businesses, research and entrepreneurs are the primary users. And instead of dormitories, the campus includes apartments, condominiums and other types of housing. Again, the campus would be served by a robust internet backbone.

Example

The 230-acre **Innovation Center** in Fort Wayne, Ind., features 29 buildings with 1 million square feet of space. It includes 300 apartments and is home to 150 high-tech companies and research centers, with 1,000 professionals living and working there. The campus is served by a network that's 100 Mbps-2 Gbps with a fiber backbone that's serviced by two separate providers. The campus also includes a medical clinic, fitness center and green space.

Example

Tech Center at Oyster Point in Virginia is another example of a tech campus. The 23-acre live-and-work campus has a mix of apartments and houses, specialty office space and retail. It's adjacent to a 100-acre technology and research center.

Example

The **University of Minnesota's Urban Research and Outreach-Engagement Center** – known as UROC – is an urban research center located in a highly

diverse part of North Minneapolis. In addition to providing office space for University researchers working on solutions to the many complex issues facing urban communities, the center also offers programs for community members such as classes on nutrition, parenting, reading, educational opportunities, gardening and health.

4. Tech Live/Work Loft Units

This category involves a specialty building complex where tech professionals live and work. It's similar to live/work studios for artisans except these are specific to small tech businesses and entrepreneurs who live and work in their space. The complex may also have a retail component and an educational element but the primary use is live/work lofts or units.

Example

The Phoenix Lofts, located in Oakland, Calif., is a mixed-use community of live/work lofts and ground-floor commercial space that benefits from pedestrian activity during the day. It's an urban project that has roof gardens, both common and private, and two atrium courtyards with skylights. It's a 17,500-square-foot converted warehouse with 28 live/work condominiums and 4,000 square feet of commercial and office space. The project cost \$8 million when completed in 2000.

POTENTIAL SITES FOR TECH CENTERS

The following facilities in Brainerd were identified as potential sites for a tech center. The High-Tech Center Steering Committee toured each location and made the following observations of each. Additional research is still needed before the committee can make a recommendation on which site to select for a tech center.

Franklin Arts Center

The Franklin Arts Center is a retired junior high school that's been a civic landmark since it was built in 1932. After it was retired as a school, a citizen's committee considered new uses for the building and determined that an arts center would provide the most benefit for the community. Now, the center is a mixed-use facility with 25 live-work apartments for artists and their families, space for artist studios, arts organizations and creative businesses, and two gyms and an auditorium that are community spaces run by the school district. The Franklin Arts Center has open wings, 30 percent of which can be used for non-art-related businesses. The building has access to the fiber optic network, with speeds from 50 Mbps to 1 Gbps, and is considered "Tech Ready."

Northern Pacific Center

One of Brainerd's greatest historical treasures is the Northern Pacific Center, which was built in the 1870s to build and service rail cars and locomotives for the Northern Pacific Railroad. With more than 250,000 square feet of building space, the center is largely maintained in its original condition, with brick walls, towering ceilings and exposed steel beams, with much of the operating equipment still evident. The center has more than 25 tenants, ranging from small offices to expansive warehouses. It includes the NP Event Space for large special events like weddings and receptions. The center has access to the fiber optic network, with speeds of 50 Mbps to 1 Gbps, with additional wiring required in some of the buildings.

Vacated Mall Space

The Brainerd Lakes Area has shown in the past that it can successfully convert vacated retail space into valuable office space. The former County Market store next to the East Brainerd Mall is vacant, with 15,000 square feet of space that could be converted to a technology use. A similar re-use project took place in the mall's JC Penney building. After the retailer vacated the store, the space was converted to offices for Ascensus, the largest technology services company in the area, with 500 employees. The makeover was a huge success and has been instrumental in the company's growth. The County Market space does not currently have access to the fiber optic network. The cost would be around \$25,000 to get fiber to the building. Additional internal wiring may be available. Charter has services to this location.

Brainerd Industrial Center

The 71-acre Brainerd Industrial Center is the former site of the Wausau paper mill, which was once a major employer in the area. When the mill closed several years ago, an opportunity became available. The 600,000-square-foot building is

now being leased out for industrial, warehouse and business uses. The unique space is located on the banks of the Mississippi River and could provide a special setting for tech companies that need large areas and can be creative with their work space. The center has access to the fiber optic network, with speeds of 50 Mbps to 1 Gbps.

Downtown Brainerd

Two downtown Brainerd locations – the former Brainerd Mall on 7th Street and the second floor above E.L. Menk Jewelers in downtown Brainerd – were considered but would require extensive repairs and updating to be converted to a tech center. The downtown Brainerd sites have access to fiber optics with speeds from 50Mbps to 1Gbps. Internal wiring would need to be upgraded.

AN EDUCATIONAL COMPONENT

While a tech center will be focused on commercial ventures, with a mission of growing business and creating jobs, including an educational component is important as well.

Partnering with colleges and high schools can provide additional benefits to the area, such as offering hands-on professional experience for students, providing a “lab setting” for educators and serving as an incubator for entrepreneurs who want to start a technology-related business and are looking for a supportive environment to do it in.

Central Lakes College in Brainerd has long been a valuable partner in supporting the area’s technology growth and has a long history of working with entrepreneurs and start-up companies. Its strategic plan aligns perfectly with the development of a local High-Tech Center because the college is committed to keeping pace with rapid technological change and connecting with public and private partners in transformational ways. In addition to serving tech businesses, a High-Tech Center could be a developmental hub in a variety of ways, including internships, apprenticeships and work-based learning models. There are myriad of learning opportunities for college and K-12 students in a tech center environment. Additionally, CLC is perfectly positioned to provide relevant IT and certification training to current IT professionals in the region through its Customized Training & Continuing Education Division.

CLC has played a critical role in developing college programs to prepare students for local career positions. CLC is the higher education partner in the Bridges Career Academies and Workplace Connection, which is a nationally recognized partnership between the Brainerd Lakes Chamber, CLC, and public school districts to offer high school students an opportunity to explore different career pathways and to prepare for post-secondary education. The two programs are uniquely poised for rapid response and programming opportunities for the High-Tech Center, which could include development of customized academy courses, faculty and industry expert mentoring, internships, IT experts in the classroom, as well as many other opportunities to link high school students with an IT career path.

CLC is also a partner in the Rural Information Technology Alliance (RITA, which is a grant-funded consortium of four colleges with the overarching goal of training qualified IT workers to meet the needs of employers in rural areas. With a Department of Labor grant, CLC continues to expand and enhance IT curriculum, instructional technology such as networking equipment and workstations, services to students, and upgrade IT infrastructure. All CLC program curriculum emphasizes industry-recognized certifications that students earn as they complete their program.

NEXT STEPS

The following are next steps for determining the possibility of a developing a High-Tech Center in our community:

- 1. Bring enhanced awareness that an opportunity exists in our community for a tech center.**

Build on the general awareness of BLAEDC's and the community's long-term effort that the technology sector is an industry cluster that can build a foundation for a diverse economy for the future. To date, our program has included: Branding and Marketing, Workforce Development, Infrastructure and Economic Development. This concept would help with all four prongs of this approach. BLAEDC will share this report as needed with the community.
- 2. Meet with stakeholders, government officials, potential partners, property owners, etc., to determine their interest in exploring the possibility of a local tech center.**

Start serious conversations with the many businesses, entrepreneurs, elected officials, and others to find those who would support the idea of a local tech center and help make it successful.
- 3. Support the development of a business plan for the specific project.**

Depending on the scope of the specific project, local resources will be assembled to provide expertise, technical assistance and general support to help develop the vision and implementation strategy. Provide technical assistance and financial expertise to help bring the project to reality by assisting with government processes, financial packaging and other services needed to help move the project forward.
- 4. Provide technical assistance and financial expertise to help bring the project to reality.**

A tech center is a long-term strategy that will provide short-term technical assistance and funding expertise in addition to long-term support in promoting the area, recruiting prospects and bringing general recognition and visibility to the project.

HOW-TO GUIDE

This research is applicable to all communities to explore the possibility of a “Tech Center” for their community. Some basic “how-to” steps include:

1. Identify interested individuals in the community who are willing to volunteer their time to this effort.
 - a. Economic development staff, volunteers, or committee members
 - b. Housing and redevelopment team members
2. Identify and gather tech professionals to be part of a steering committee.
 - a. Tech-related business owners or key employees
 - b. Tech students
3. Research facilities and sites in your community to determine options for the different types of tech centers.
 - a. Under-utilized office buildings
 - b. Vacant historical properties in need of redevelopment
 - c. Empty strip malls
 - d. Land/Sites for a business park
4. If significant community interest exists and there is interest in proceeding, follow “next steps.”
 - a. Bring enhanced awareness that an opportunity exists for a tech center.
 - b. Meet with stakeholders, government officials, potential partners, property owners, etc., to determine their interest in exploring the possibility of a local tech center.
 - c. Support the development of a business plan for the specific project.
 - d. Provide technical assistance and financial expertise to help bring the project to reality.

SUPPORTING DOCUMENTATION

INVENTORY OF LOCAL TECH COMPANIES

The following are a few of the major technology companies currently operating in the Brainerd Lakes Area, and a short description of each. More information on area tech companies and the Tech Ready Initiative can be found at www.techreadybrainerdlaked.org.

Ascensus

Ascensus is the largest independent retirement and college savings services provider in the United States, helping 6 million Americans save for the future. With more than 30 years of experience, the firm partners with financial institutions to offer tailored solutions that meet the needs of financial professionals, employers and individuals. Ascensus specializes in recordkeeping, administrative and program management services, supporting more than 43,000 retirement plans and 2.8 million 529 college savings accounts. It also administers more than 1.5 million IRAs and health savings accounts. With 11 offices from Minnesota to the East Coast, the Brainerd office is the largest, with 500 workers. The company renovated two empty storefronts for its office space locally.

MicroNet

MicroNet Inc. is headquartered in Nisswa and is a successful company that cares about its 55 employees through rewarding roles and progressive opportunities. The company's flagship products are ChamberMaster and MemberZone. ChamberMaster Member Management Software was released in 1998 and is designed exclusively for chambers of commerce offices. MemberZone was launched in 2012 and leverages the domain expertise we gained from working closely with nearly 2,000 non-profit organizations for more than 20 years. MemberZone is designed for business and trade associations.

Landis+Gyr

Landis+Gyr is the global leader in metering technology for electricity, gas, heat/cold and water. Since 1996, the company and its 140 employees have been helping its customers overcome operational, regulatory and consumer-driven challenges, capturing the advantages and benefits of technology. Focused on quality, reliability and innovation, Landis+Gyr offers a complete portfolio of energy meters and integrated smart metering technology, enabling utility companies and end-users to make better use of scarce resources, save operating costs and protect the environment by managing energy better – and to build the smart grid.

Consolidated Telephone Company

CTC is a locally owned telecommunications cooperative with offices in Brainerd, Baxter and Crosby. It offers high-speed internet, digital TV and local phone service to businesses and residents. With 55 employees, CTC delivers the latest technology over its fiber optic network to homes or businesses. CTC also offers

IT support to business through its CTCIT business. CTC's technical employees provide expertise as Field Technicians installing and troubleshooting IP-based services, Network Analysts, Network Administrators, Central Office Technicians and Telecommunications Help Desk.

Glynlyon

Glynlyon Inc. is a leader in providing educational opportunities and curriculum for a diverse mix of pre-kindergarten through high school students. Through its time-tested brands, the company offers superior academic solutions for every style of learning and type of classroom, so all students can experience a rich and rewarding education. Located in a vacated retail store in Nisswa, OdysseyWare is an operating division of Glynlyon. It's a web-based curriculum designed to engage and empower students in grades 3-12 to learn at their own pace using a medium they are most comfortable with technology. OdysseyWare's innovative program has been partnering with school districts to help children learn since 2001. OdysseyWare's unparalleled growth has been a result of the company's commitment to improving the product, unparalleled support of education partners and most importantly, recruiting passionate, hard-working team members.

Brainerd Lakes Area Historical Tech Efforts

Due to valuable partnerships between local businesses, educators, and local economic development efforts, the Greater Brainerd Lakes Area is now one of the most advanced technological markets in Minnesota. We now plan to further those efforts in researching a High-Tech Center.

Marketing and Branding Efforts

The Greater Brainerd Lakes Area is Tech Ready! With high-speed fiber optics, a tech educated workforce, and local support, we're getting noticed by tech companies nationwide as having what it takes to help them succeed. For more details visit www.techreadybrainerdlakes.com.

Workforce and Training

Area high schools and colleges have recognized the need to prepare students for technology-related jobs. They work with the business community to identify necessary skills and then weave technology into the curriculum and add programs to meet those needs.

High-speed Infrastructure

A unique public-private partnership brought a high-speed fiber optics network to the Brainerd Lakes Area, giving businesses the ability to send and receive significant amounts of data. It continues to bring momentum to ongoing efforts to attract technology companies to the area. Other cooperatives and companies serve outlying area in our community with robust infrastructure.

Economic Development

Economic Development efforts are focused on recruiting high-tech companies and providing tech companies located here with the services and workers they need to be successful. Start-ups are supported as well.

INFORMATION TECHNOLOGY CAREER PROGRAMS



Degree Programs Overview

Growth within the field of Information Technology is fueled by the fact that IT supports nearly every aspect of business and nearly every organization. Information Technology courses at Central Lakes College focus on hands-on learning and practical application. Industry involvement in the development and delivery of curriculum ensures that course offerings prepare students to meet the current needs of employers and the demand for well trained IT professionals.



Computer Network Administration AAS Degree

This program covers an overview of networking technologies graduates can expect to work with in the field, and delivers curriculum using current industry software, including operating systems and other applications.



Computer Information Technology AAS Degree

IT Specialists are in high demand. Students learn troubleshooting and computer repair, basic networking, operating systems, supporting common end user applications, as well as highly regarded soft skills.



Computer Network Administration - Cisco AAS Degree

Cisco network administrators install, configure, operate, and troubleshoot medium-size routed and switched networks. This program helps students prepare for the globally recognized Cisco CCENT and CCNA certifications.



Computer Network Administration - Cyber AAS Degree

CyberSecurity network administrators install, configure, test and support an organization's network infrastructure, as well as plan and implement the organization's security policy. CyberSecurity specialists are in high demand.



INFORMATION TECHNOLOGY CAREER PROGRAMS

There is nearly 100 percent placement of our graduates within the IT field.



IT Career Paths

Computer Network Administration

This program prepares students for careers in networking, such as: Network Administrator, Network Engineer, Systems Analyst, Network Security Specialist, Local Area Network (LAN) Administrator, etc.

Computer Information Technology

This program will prepare students for a range of careers in the IT field, including: Computer Support Technician, Computer Technologist, Help Desk Technician, Information Technology Specialist, etc.

Computer Network Administration - Cisco

This program prepares students for the following certifications: Cisco Certified Network Associate (CCNA), CCNA Security, CCNA VoIP, CompTIA A+, Network+, Server+, Linux+, Security+, etc.

Computer Network Administration - Cyber

This program helps students prepare for careers in networking, such as: Security Analyst, Information Security Officer, Network Security Administrator, Network Security Engineer, Network Manager, etc.



Rural Information Technology Alliance

The Rural Information Technology Alliance is a grant funded consortium of four colleges with a goal of training qualified IT workers to meet the needs of employers in rural areas. As a result of the grant, Central Lakes College is enhancing and adding to IT course curriculum. Additionally, every student in an IT program will be provided with one-on-one support from an Education and Career Advisor from the time the student enrolls, until the student finds employment in the IT field. Partnerships enabled by the grant ensure curriculum is current with industry standards and provide additional opportunities for students.

The workforce product was funded by a grant awarded by the U.S. Department of Labor's Employment and Training Administration. The product was created by the grantee and does not necessarily reflect the official position of the U.S. Department of Labor. The U.S. Department of Labor makes no guarantee, warranty or assurance of any kind, express or implied, with respect to such information, including any information on linked sites, and including, but not limited to, accuracy of the information or its completeness, timeliness, usefulness, adequacy, continued availability or ownership. Central Lakes College does not discriminate on the basis of race, color, national origin, gender, religion, age, or disability in the employment or provision services.

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CLC CENTRAL
LAKES COLLEGE

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Steering Committee Meeting Notes
7/22/15

Attendees: Sheila Haverkamp, Megan Rehbein, Madison Landsburg, Julie Ingelman, Andy Isackson, Seth Neistadt, and Michael Amick

Summary:

Types of Tech Centers

- Incubators
- Campus
- Tech Industrial Park
- Office Suites
- Hybrid / Other

Types of Focus

- Healthcare
- Infrastructure
- SaaS
- Social Media
- Industrial

Initial Thoughts:

Significantly different needs for hard technologies like infrastructure, engineering, healthcare versus soft technologies like SaaS, entrepreneurship, and education. Would like to see existing companies buy in to moving to a tech park/campus.

Existing	General	Education	Outside Opportunities
<ul style="list-style-type: none"> • CTC • Landis+Gyr • Glynlyon • MicroNet 	<ul style="list-style-type: none"> • SaaS • Startups • Research • Professional 	<ul style="list-style-type: none"> • Workforce Dev • Forums • Vocational • Internships 	<ul style="list-style-type: none"> • STEM community • Tech Hub • VaynerMedia • Startups/Tech.mn

Products of tomorrow

- Flexible solar cells
- Virtual Reality
- Smart windows
- Intelligent Pills
- Robotics
- Personal Health / Bio Sensors / Apps
- Genetics
- Personal Entertainment
- Smart technologies

Amenities

- Restaurants and bars
- Conference Center
- Wellness Center
- Shops

Metrics for success

- Business acceleration
- Business plan reviews
- Education Seminars
- Events
- Companies participating
- Investors
- Mentors
- Volunteers

Ecosystem (The right mix)

- Infrastructure / Existing
- Startups
- Service Companies
- Institutes

Steering Committee Meeting Notes Cont.

7/22/15

Thoughts On Tour:

Franklin Arts Center

Great location for live and work concept minus large companies like CTC, Landis+Gyr.

NP complex

My favorite overall for a complete campus. Could be a great mixture of old and new architecture.

Ascensus Building

Great example of corporate/tech work-space with amenities / no living.

Shopping (Yoga) complex

Could be like Regus or Sunshine Suites.

Downtown Brainerd

Great location for live and work concept, minus large companies like CTC, Landis+Gyr. Would like to retain late 1800's vibe and professional / retail services options.

Industrial Site on Mississippi

Has great potential for an overall complete campus. Interior rooms with no windows would be ideal for data center but not conducive to human workspace.

Examples Seth Neistadt has seen:

- <http://sunshineny.com>
- <http://www.regus.com>
- <http://www.ycombinator.com>
- <http://ati.utexas.edu>

Notes:

- RED (Regional Economic Development)
- JPA Grant

“Tech Centers” Research

Urban Research and Outreach-Engagement Center

- Located in North Minneapolis
 - Population: 382,5878
- Renovated strip mall
- 22,000 square foot building
- Work only facility (Incubator)
- Owned by the University of Minnesota
- Started on June 9th, 2014 – June 12th, 2015
- Amenities:
 - Business development support (workshops, information, tech assistance, etc.)
 - Building Resource Rooms (computer labs, library, printers, etc.)
 - Office space for meetings
 - Youth entrepreneurial training and leadership development programs
 - Computer Training and software classes
- Mission: Robert J. Jones Urban Research and Outreach-Engagement Center in North Minneapolis links the University of Minnesota in vital public Partnership with urban communities to advance learning, improve quality of life, and discover breakthrough solutions to critical problems.

http://www.uroc.umn.edu/programs/b_tech.html



Tech Parks Arizona

Mission: Tech Parks Arizona creates the place, environment and interactive ground that generates, attracts and retains technology companies and talent in alignment with the research, mission and goals of the University of Arizona (UA). Tech Parks Arizona directs the UA Tech Park, The Bridges and the Arizona Center for Innovation with the highest priority of recruiting companies with connections to the UA to locate at these facilities. Tech Parks Arizona is part of Tech Launch Arizona — a University of Arizona unit integrating technology commercialization, industry collaboration and the assets and activities of the Tech Parks with campus activities at the University of Arizona.

UA Tech Park

- Located in Tucson, Arizona (Pima County)
- Pima County Population: 996,554
Tucson Population: 520,116
- 1,345 acre campus
- 40 companies including IBM, Citi, Raytheon, United Health/Optum Rx
- 6,500 employees
- 2 million square feet of office, laboratory, and production space
- Part of the University of Arizona (top-ranked research university)
- Management:
 - Owned by the Arizona Board of Regents (ABOR) on behalf of the University of Arizona
 - Operated by Tech Parks Arizona
 - Tech Parks Arizona is part of Tech Launch Arizona (TLA), an office of integrated teams creating an ecosystem of invention and commercialization throughout Arizona
 - Tech Parks Arizona is also responsible for the UA Tech Park at the Bridges (36th street and Kino Parkway)
 - Campus Research Corporation, and Arizona 501c3 non-profit corporation, assists the University of Arizona in developing, operating, leasing, and promoting the UA Tech Park
- Amenities: Dual feed electrical system, on-site wells and water storage system, fire and emergency services, zero-discharge services, recreational center, health and wellness program, conference and meeting facilities, multi-internet service providers, and an on-site cafe

<https://techparks.arizona.edu/tech-park>



Innovation Center

- Located in Fort Wayne, Indiana
 - Population: 256,496
- 230+ acre development
- Live and work (campus)
- Partnerships:
 - W.M. Jordan (Master Developer, Property Developer)
 - S.J. Collins (Retail Developer)
 - TBD (Apartment Developer)
 - Virginia Tech Corporate Research Center (Broker and Property Manager)
- Collaborators:
 - City of Newport News
 - Jefferson Labs
- 300+ apartments
- 1 million square feet (29 buildings in total)
- 1,000+ professionals living and working on campus
- 150+ private high-tech companies and research centers
- Asset Evaluation: 175 million
- Federal Funding
 - \$600,000 in 1985
 - \$2,000,000 in 2002
 - \$1,980,000 in 2009
- Amenities:
 - Specialized buildings
 - Medical clinic
 - Fitness center
 - Green space
 - 100 mbps – 2 gbps to campus with a fiber backbone contracted with two separate upstream providers
- Mission: To develop a growing, prestigious research park for high-technology companies. Concurrently, the Virginia Tech Corporation Research Development Center (VTCRC) will, in collaboration with the university, advance the research, educational, and technology transfer missions of Virginia Tech (VT).
<http://www.niic.net/facilities/northeast-indiana-innovation-park-55-acre-campus>



The Phoenix Lofts

The Phoenix Lofts, located at the western terminus of Oakland's Jack London Square District, was designed to be a mixed-use community of live-work loft units and ground floor commercial spaces, thereby ensuring pedestrian activity throughout the day. Named for the vestigial profile of the former Phoenix Ironworks on its east elevation—a feature retained, and evolved on the west wall as a 200 foot long mural—this building enjoys panoramic views of the industrial waterfront and downtown Oakland. This very urban project, adjacent to both the Port of Oakland and its major rail lines, is softened by roof gardens, both common and private, and two skylit atrium courtyards. A portion of the top floor is occupied by a large “owner's unit” with extensive roof gardens and a conservatory.

- Located in Oakland's Jack London Square
- Population: 1,445,632 (Phoenix)
- Developer: New Horizons Properties, LLC
- Site Area: 17,500 square feet
- renovated warehouse
- 28 live/work condominiums and 4,000 square feet of commercial and office space
- Project Cost: \$8 million
- Completed in November 2000
- Design: fully finished loft condominiums in a pioneering location, common areas that provide serendipitous interactions, and mixed used building generates activity

<http://live-work.com/projects/the-phoenix-lofts/>

Duluth Technology Village

Project Type: New Multi-use Technology Office Building; Duluth, Minn.

Client: A&L Development

LHB, the project's designer, worked with user groups to gain community support for the design/build of this \$25 million, five-story, 231,644 sq ft technology center. The building's design is tailored to the high tech industries and educational facilities it will serve. The inhabitants have convenient access to various amenities within the building. Students have the opportunity to attend classes and work in the same complex. Businesses have the opportunity to share workers, resources and ideas. The design also allows flexibility for restaurant and retail build-outs. Several design options were rendered for the owners to consider. LHB incorporated historical design features of the city's downtown into the exterior and tailored the interior to the hi-tech needs of the tenants. A skywalk providing an enclosed pedestrian passage to downtown buildings was included in the design, as well as a 600-car parking ramp. Infrastructure for highly computer intensive tenants provides unlimited band width potential for telecommunications services. The design specified a new 4000 AMP service, 480/277 Volt, three-phase and 60 KW diesel emergency generator. LHB's design team provided architecture, interior design, landscape architecture, survey, civil, mechanical, electrical, and structural engineering services.

<http://www.lhbcorp.com/project/duluth-technology-village/#4>



LaunchPad

Incubator

Located in Bemidji, MN

LaunchPad is a co-working space and hub for entrepreneurial support for the Bemidji region. The LaunchPad provides entrepreneurs, freelancers, start-ups, and professionals an opportunity to co-work, collaborate, network, and learn in an innovative, yet fun, environment. This one-stop-shop for entrepreneurs provides resources and support to move your business to the next level, with access to mentors, business consultants, financing resources, peer networking groups, and tailored training opportunities.

<http://launchpadbemidji.com/>



Red Wing Ignite Innovation Center

Located in Red Wing, MN

Red Wing Ignite provides infrastructure that enables entrepreneurship and innovation for the Red Wing community. Founded by the community of Red Wing, the support of local foundations and the City of Red Wing.

Red Wing Ignite provides:

- Events to learn and connect
- Resources for all stages of businesses
- Programs to prepare students for the workforce of tomorrow
- Regional and national networks
- Gigabit internet access
- Collaborative space for meetings, co-working space and private offices

Our Mission:

By bringing together like-minded entrepreneurs, investors and advisors, we create a unique ecosystem for the Red Wing community to share ideas, resources and expertise. This ecosystem, in turn, promotes local and regional economic development through new company creation and expansion.

Our Vision is clear: To help provide resources, advise, and advance the way we innovate in our community.

<http://www.redwingignite.org/about-us/>



Additional Collected Information

I. Background Information

a. High-Tech Cities

- “A broader social and cultural ecosystem must be present in order to promote technological advances and encourage professionals to join our area.”
- Community must offer the three T’s: Technology, Talent, Tolerance

b. Comparing Leading Cities to BLA

- Seattle is the leading city with a .996 on the Technology Index
- Minneapolis, St. Paul, Bloomington is #17 with a .891 on the Technology Index
- **DEFINITION:** The [technology index](#) denotes the country's [technological](#) readiness. This index is created with such indicators as companies spending on R&D, the creativity of its scientific community, personal computer and [internet](#) penetration rates

Benefits of Tech Centers

- Provides opportunities to connect the community with resources and tech professionals
- Establish an environment that supports the tech industry
- Attracts more people to the area
- Local businesses will thrive from the increase in population
- Furthers the technology sector in the area

