

FREQUENTLY ASKED QUESTIONS (FAQ)

Why is Hotel Mankato good for the community?

The two distinct hotels, AC Marriott and Element by Westin, have a reputation of excellence. The project will replace two dilapidated and empty buildings with vibrant hotels (with public amenities) that will generate job opportunities, address a critical shortage of hotel rooms, and act as a catalyst for further downtown development.

Hotel Mankato allows for multiple new job sources from two hotels and a third-party, full-service restaurant, resulting in an estimated 116 new fulltime equivalent for the businesses. It is estimated to also create 228 construction jobs.

A feasibility study was completed by international hospitality expert, HVS. The study focused on adding density of hotel rooms to the Mankato City Center, and the impact to conventions and usage of the Mayo Clinic Health System (MCHS) Event Center. The results were positive and reflected an average of 10.5% economic upside by adding the hotel room density to the city center. The upscale design of Hotel Mankato will enhance the strategy for the MCHS Event Center to attract larger conferences and events year-round.

Additionally, as has been the case historically when significant investment in the City Center occurs, a catalytic effect follows generating substantial new investment. For example, the recent addition to the Civic Center has seen eight commercial projects materialize in the downtown district with an estimated value of \$160 million. It is anticipated the approval and construction of this project will induce more investment in the City Center with its intentional design, density and complimentary approach enhancing walkability, livability and additional choice for visitors, businesses and the community.

How will Hotel Mankato address parking?

The proposed parking solution will utilize 176 onsite stalls. Parking for Hotel Mankato is integrated with a tunnel connection to the Civic Center Parking Garage and will pay normal parking fees under the city parking district plan. The project and parking solution are more efficient than the existing two building sites and will result in a net decrease of 100 stalls allocated to the Parking District.

The proposed 176 parking stalls for Hotel Mankato and restaurant guests provides substantial parking for users that may not be attending MCHS Event Center events. It's projected that the number of stalls in the City Center will continue to accommodate maximum occupancy for MCHS Event Center events as identified in the most recent revision of the Walker Parking Study.

QUICK FACTS

Property Address

110 South 2nd Street

Two Distinct Hotels

AC Marriott
Element by Westin

282 Total Rooms

AC Marriott: 156
Element by Westin: 126

176 Total Parking Stalls

Surface: 12
Underground: 164

Amenities

Rooftop Bar*
AC Breakfast and coffee shop*
AC Lounge*
Pool
Fitness Center
Civic Center Skywalk Access*
Solar Energy

**Open to the public*

PROJECT SCHEDULE

Summer 2024

Planning Commission, City Council,
and TIF Application Review

Winter 2024

Demolition Begins

Spring 2025

Estimate Construction Begins

Winter 2026

Estimate Construction Complete

It can be concluded that the 176 stalls provided by the project is adding to the net parking stalls needed for Mayo Clinic Health Event Center event nights as occupancy in the new hotel will increase, compared to the last decade of occupancy under the substandard City Center Hotel with those parking stalls remaining vacant. Additionally, there will be an informational agreement with the owners of the Eide Bailly property across the street to allow for a valet parking solution and additional parking on event nights when available.

City Center Hotel	Prior Approved Landmark Building Development	Hotel Mankato
316 stalls required	132 stalls required	367 stalls required
117 stalls provided	40 stalls provided	176 stalls provided
199 stalls in Parking District	92 stalls in Parking District	191 stalls in Parking District
Did not pay Parking District fees		Paying Parking District fees

Will there be a skywalk connection from Hotel Mankato to the Civic Center?

Yes, the existing skywalk will be modified to enter the main lobby of the hotel. The hotel main lobby level will match the existing skywalk level for a seamless transition with secure key card access after hours.

How does Hotel Mankato complement the surrounding buildings and amenities on the block?

- Thoughtful screening to visually separate the hotel from neighboring properties maintaining the integrity of a luxury hotel design.
- Convenient access for both automobiles and pedestrians via the walkable Second Street Corridor, connecting existing community amenities like the CityArt Sculpture Walk.
- Conditioned pedestrian connection to convention center that is comfortable through all four seasons and provides connection to City Center restaurants, amenities and entertainment.
- First level AC Breakfast and coffee shop at 2nd and Main Street activates corner. AC Lounge Bar is also accessible from 2nd Street for convenient public use.
- The hotel’s building massing mimics adjacent structures.
 - Limestone at the street level similar to Eide Bailly
 - 4-story Element will blend with recent City Center structures
 - AC Hotel will reflect a material design change to transition height with a rooftop bar / restaurant and outdoor patio

How will Hotel Mankato honor the Landmark Building?

Following the review of a feasibility study, it was determined that the substandard classification of the Landmark Building – which suffered a roof collapse in Winter 2023– was not viable for salvage. The new design intends to incorporate original limestone, brick, and historic elements of the building into the outdoor plaza, AC Lounge and/or lobby of the hotel, with a historical commemorative acknowledgement.

What is the process to relocate the utilities?

The development team has worked with the neighboring property owners and utility providers to minimize utility impact in the area. The relocation of the utilities will be the first step in the construction of the development. Utility relocation costs will be the responsibility of Hotel Mankato.

How will delivery access be addressed in the vacated alley?

Delivery access to the alley will come from Walnut Street. The turning movements to access the alley will mirror the existing delivery turning movements into the MCHS Event Center. Deliveries for the hotel will occur along Main Street.

Will Hotel Mankato have event space?

There is no programmed event space within the Hotel Mankato development. The hotel will have spaces such as a planned restaurant and coffee shop to support the adjacent event spaces in the MCHS Event Center. The hotel development is intended to be complementary to existing conference and event space and not compete with those community assets.

What will the public be able to access during business hours within Hotel Mankato?

There will be public access to the hotel's rooftop bar / restaurant, AC Breakfast and coffee shop, AC Lounge, and skywalk.

Who are the key players in the development of the project?

- **Hotel Flag:** Marriott International, renowned hotel chain with 8900 properties in 141 countries and ambitions to grow its locations in communities similar sized to Mankato. [About Marriott International | Corporate Information](#)
- **Management:** TPI Hospitality, a developer, owner, and operator of hotels, restaurants, and conference centers across Minnesota and Florida
- **Design + Construction:**
 - The Gettys Group, skilled branding consultants and interior design firm, specializing in the hospitality market
 - ISG, local employee-owned multi-disciplinary design firm founded in Mankato
 - Robert W. Carlstrom, long-time local premier commercial construction manager and contractor
- **Development Representatives:**
 - Chris Flagg, TPI Hospitality
 - Chad Surprenant and Samantha Boeck, ISG
 - Tony Frentz, Neubau Holdings
 - Bryan Sowers, formerly with US Bank
 - Kyle Smith, Tailwind Group