

# THOMSON REUTERS SITE NEIGHBORHOOD MEETING



APRIL 9, 2024



# Agenda

Welcome and Introductions

Thomson Reuters

Site Overview

High-Level Process / Due Diligence

Possible Uses

Communication and Website



# Goals for Today

- Introducing ourselves and getting to know you
- Describe project approval process
- Collect feedback from you
- Provide communication options



# ABOUT RYAN

# Who We Are

James Ryan and his son started Ryan Lumber and Coal in the **1930's** in **Hibbing, Minnesota**. Their legacy, strong values, and community focus lives on today.

The Ryan Minneapolis office supported  
354 charities and raised  
\$774,000+ in donations in 2023



STEWARDSHIP



INTEGRITY



SAFETY



RESPECT



FAMILY



EXCELLENCE



FUN



# TEAM

# Ryan Project Team



**Tony Barranco**  
President, North Region



**Peter Fitzgerald**  
VP of Development



**Jared Olson**  
VP of Engineering



**Lisa Harry**  
Marketing Director



**Dani Duque**  
Landscape Designer



**Patrick Marty**  
Development Manager



**Sam Venjohn**  
Civil Designer



**Daniela Grimm**  
Marketing Staff

# Ryan Project Team



Dani & family exploring the Eagan trails system



Jared grew up an Eagan Wildcat



Jared and his wife

# Ryan Project Team



Patrick recently got married!



Peter coaching his daughter's youth hockey team

# Ryan Project Team



Tony on Habitat build day



The Minneapolis marketing team



**Lauren Walburg**  
Urban Planner



**Stantec**

Why is Stantec here today?

A third-party consultant is required to conduct a detailed environmental review of large development projects.

Stantec is the vendor working with the City of Eagan and Ryan on the State of Minnesota Environmental Review Process.

# Project Stakeholders



And Others



# THOMSON REUTERS



# Thomson Reuters Leadership



**Tom Walrath**  
VP, Global Real Estate  
& Facility Management  
**Thomson Reuters**



**Lea Andersen**  
Director, Operations Real  
Estate & Facilities  
**Thomson Reuters**

Update campus real estate strategy

Select new office location – The Landing  
in Viking Lakes

Thomson Reuters manufacturing  
operations retained in current location

Sale of campus and Ryan selection





New TR Location

3 Miles Apart

Maintaining  
Manufacturing  
Operations



# Site Info



YANKEE DOODLE RD

Gopher Resource

Current Redevelopment  
178 Acres

DODD RD

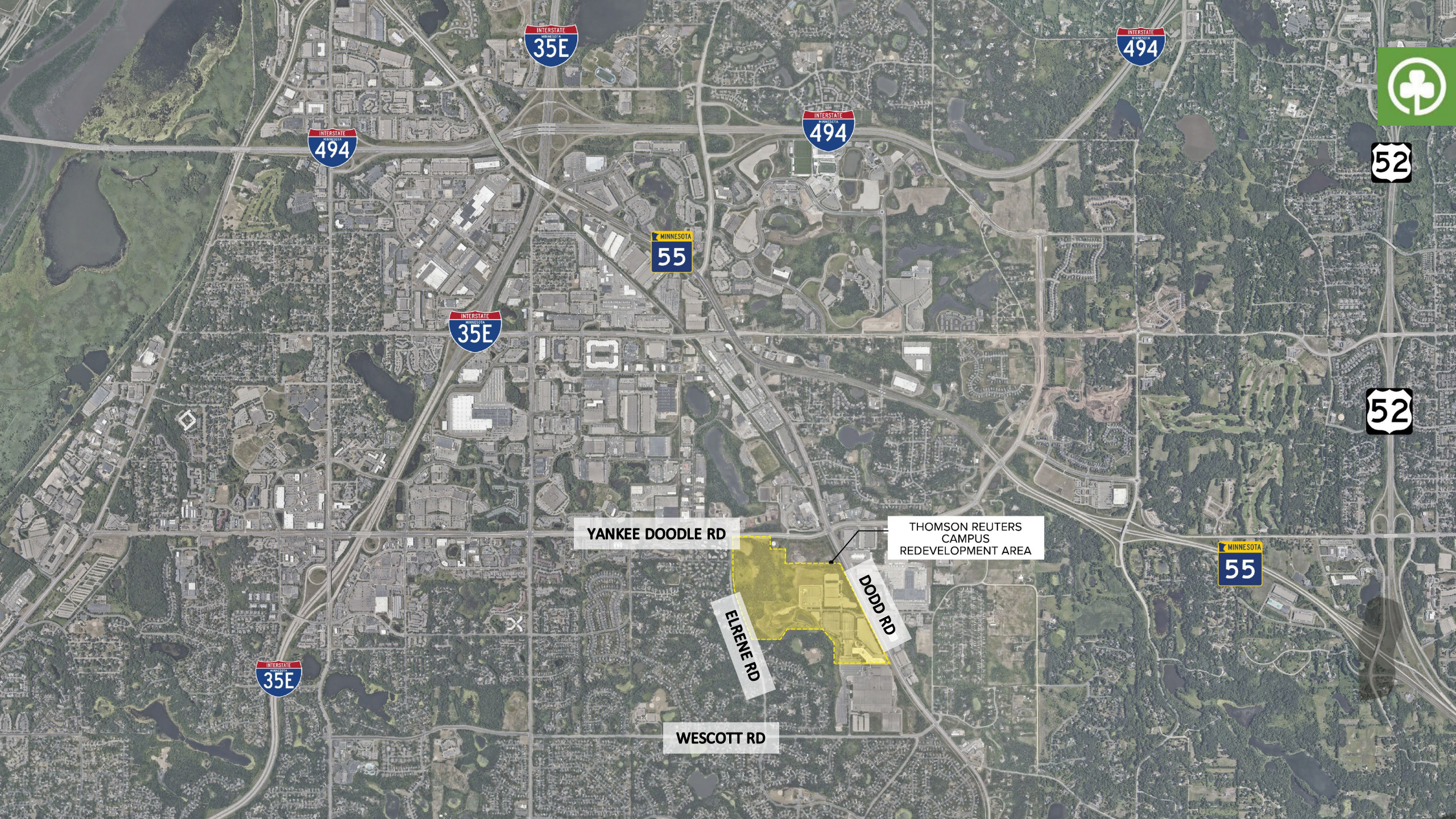
ELRENE RD

WESCOTT RD

Retained by Thomson Reuters



# SITE OVERVIEW



YANKEE DOODLE RD

THOMSON REUTERS  
CAMPUS  
REDEVELOPMENT AREA

ELRENE RD

DODD RD

WESCOTT RD



# Site Overview



YANKEE DOODLE RD

Gopher  
Resource

Current  
Redevelopment  
178 Acres

DODD RD

ELRENE RD

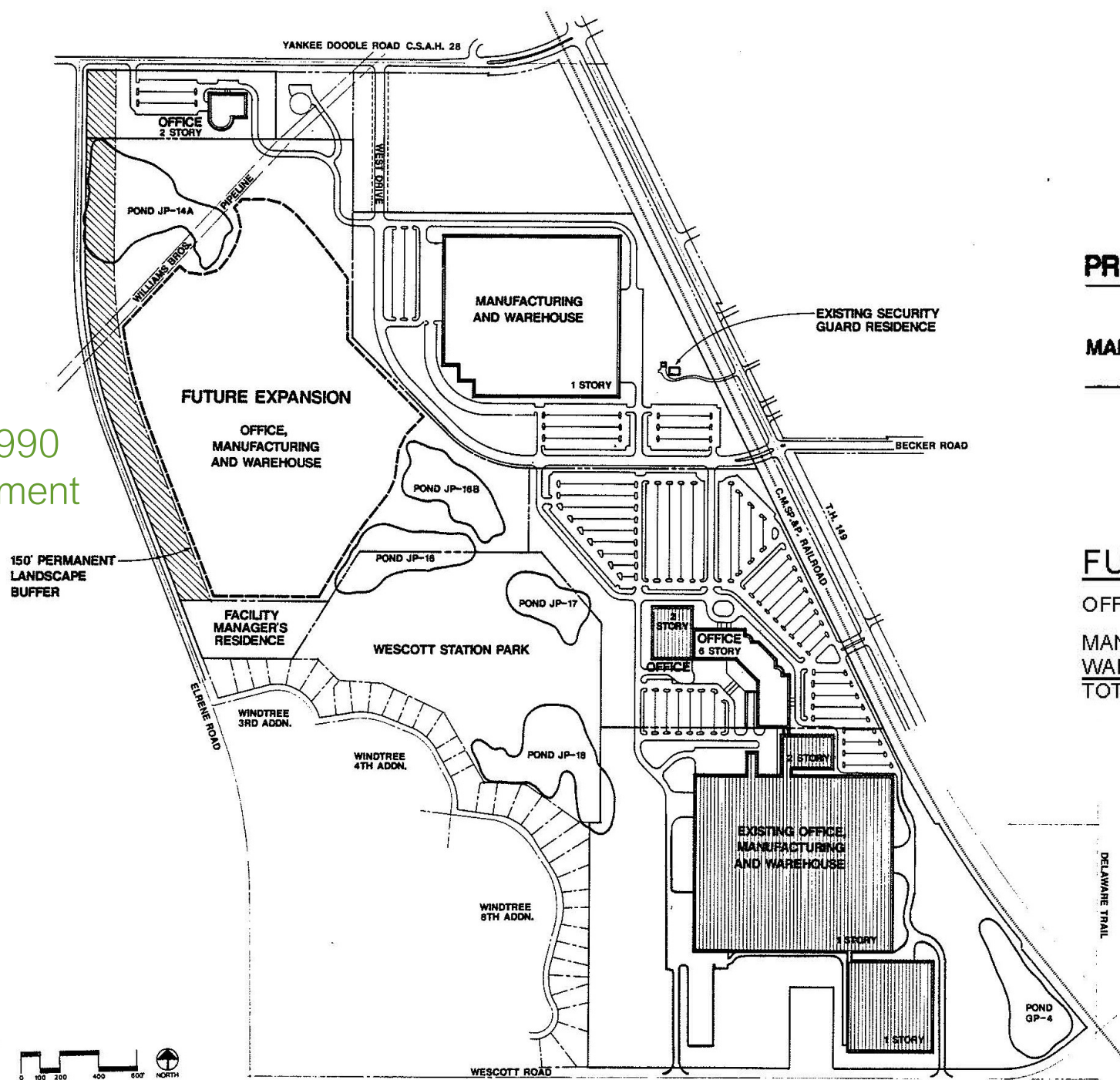
Retained by  
Thomson Reuters

WESCOTT RD



# Current Zoning Approvals

\*Based on August 1990 Development Agreement



## PROPOSED DEVELOPMENT

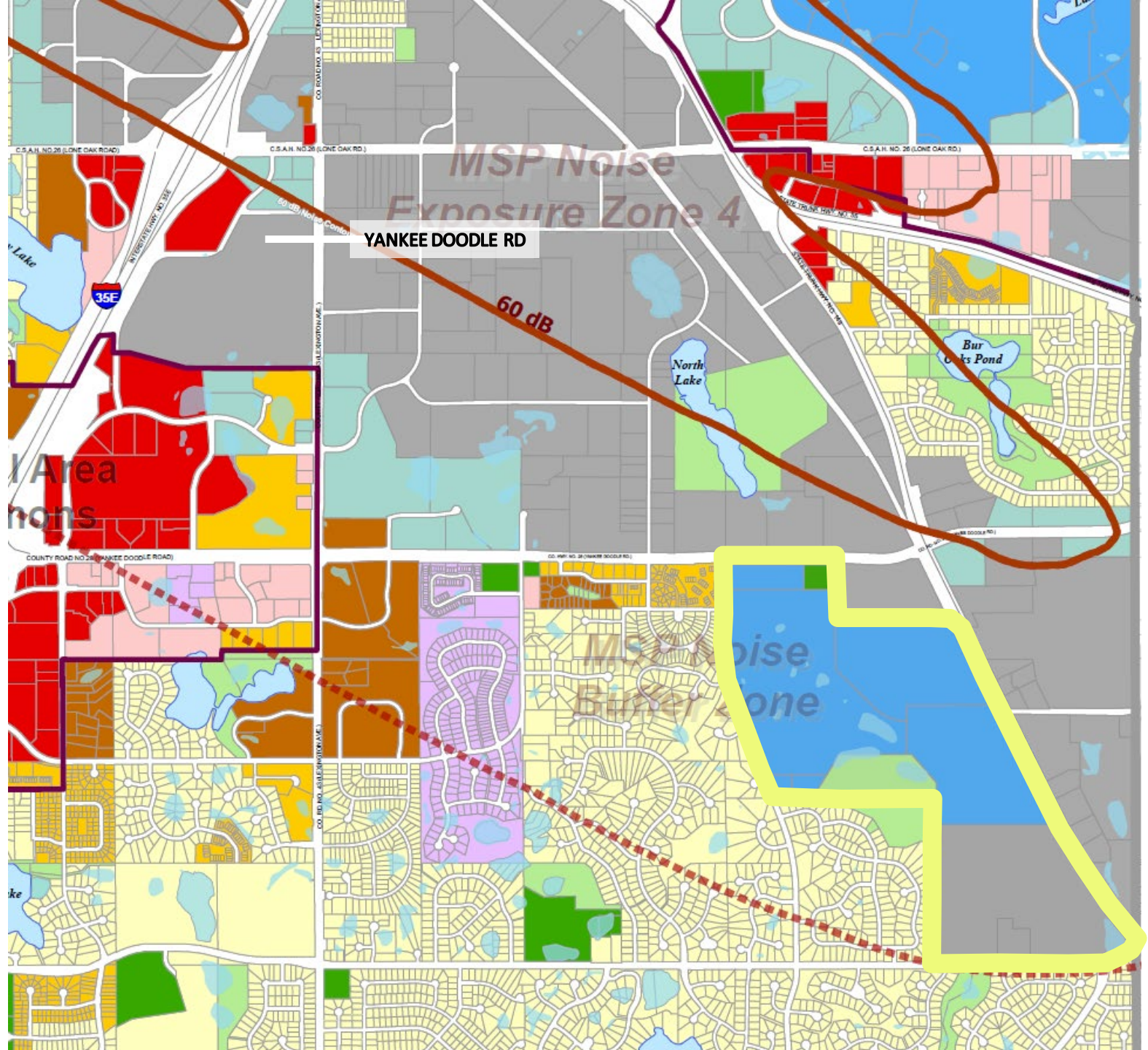
OFFICE: 1,060,000 GROSS S.F.  
 MANUFACTURING: 700,000 GROSS S.F.  
 WAREHOUSE: 700,000 GROSS S.F.  
**TOTAL: 2,460,000 GROSS S.F.**  
 RESIDENTIAL: 1 DWELLING UNIT













## FUTURE EXPANSION

OFFICE 300,000 SF  
 MANUFACTURING/  
 WAREHOUSE 600,000 SF  
**TOTAL 900,000 SF**



# 2040 Land Use Map



-  LD-Low Density
-  MD-Medium Density
-  HD-High Density
-  O/S-Office/Service
-  RC-Retail Commercial
-  MO-Major Office
-  BP-Business Park
-  IND-Limited Industrial
-  MU-Mixed Use
-  P-Parks, Open Space & Recreation
-  QP-Public/Quasi-Public
-  Private Recreation



# POSSIBLE USES



# Proposed Land Use





# DUE DILIGENCE



# Due Diligence

- Survey / ALTA
- Environmental Study
- Traffic Analysis
- Geotechnical Analysis
- Wetland Delineation

# COMMUNICATION & WEBSITE



# Communications



- Visit the project website
- Please fill out a comment card
- Provide your email for updates

All written comments will be shared with the Mayor and City Council

**THANK YOU FOR ATTENDING!**



**RYAN**