



South St. Paul

Economic Development Advisory Board (EDAB)
SSP City Hall Training Room
125 3rd Avenue North

Tuesday, July 16, 2019
8:00 a.m.

AGENDA

1. Call to order
2. Election of Officers
 - Chair
 - Vice Chair
3. Discussion: Proposed Developments
 - Hardman Avenue/Hardman Court
 - Hardman Avenue/Armour Avenue
4. Adjourn



South St. Paul

Meeting Date: July 16, 2019

To: Members of the Economic Development Advisory Board

From: Ryan Garcia, Director of Economic and Community Development

Subject: Election of Officers

Summary

City Council Resolution 2016-37, which established an Economic Development Advisory Board for the City of South St. Paul, requires that the Board elect a Chair and Vice-Chair in March of each year. Since the March meeting was cancelled, we will seek nominations/volunteers for the offices of Chair and Vice Chair at the 7/16 meeting.

The Chair presides over all EDAB meetings, and has the authority to call special meetings and coordinate agenda items. The Vice-Chair serves as a “backup” to the Chair in the event that the Chair is unable to attend EDAB meetings.

Action Items

1. Elect Chair of the EDAB
2. Elect Vice-Chair of the EDAB



South St. Paul

Meeting Date: July 16, 2019

To: Members of the Economic Development Advisory Board

From: Ryan Garcia, Director of Economic and Community Development

Subject: Development Proposals Discussion

For Discussion:

- Staff is currently vetting two proposals for new developments and seeking feedback from EDAB. The two proposals in the pipeline are summarized below:
 - An experienced industrial developer plans an approximately 45,000 square foot build-to-suit facility for an existing South St. Paul business. The development proposes:
 - EDA contribution of land (4.4 acres) subject to meeting “but for” test
 - Estimated \$4,500,000 project budget
 - Site preparation activities – seek County RIG Grant
 - One (1) single-story, 45,000 square foot building
 - 15,000 SF office, 15,000 SF warehouse, 15,000 SF production
 - Building oriented toward Hardman Avenue, parking/loading generally oriented toward south (S&S/Davey) and east
 - Relocation of existing operation to new, modern facility
 - Retention of approximately 60 jobs
 - Potential expansion or subdivision opportunities on site
 - The owner of a growing business in the BridgePoint business park proposes developing an approximately 35,000 square foot, 4-unit industrial condo (appx. 8,000 – 12,000 SF each) at the EDA-owned site at Hardman Avenue and Armour Avenue. Key elements of the proposal include:
 - EDA contribution of land (3.75 acres) subject to meeting “but for” test
 - One single-story, 35,000 sf 4-unit condo
 - Orientation toward Hardman Avenue, parking/loading in rear (toward rail spur/Sportsman’s Guide)
 - Buyer suggests building(s) similar in construction character to Cobra Transportation
 - Buyer proposes preservation/rehabilitation of historic gate house structures, and entering ongoing maintenance agreement