



South St. Paul

EDA WORKSESSION AGENDA
SSP City Hall
125 3rd Avenue North

Tuesday, November 13, 2018
6:40 p.m.

AGENDA:

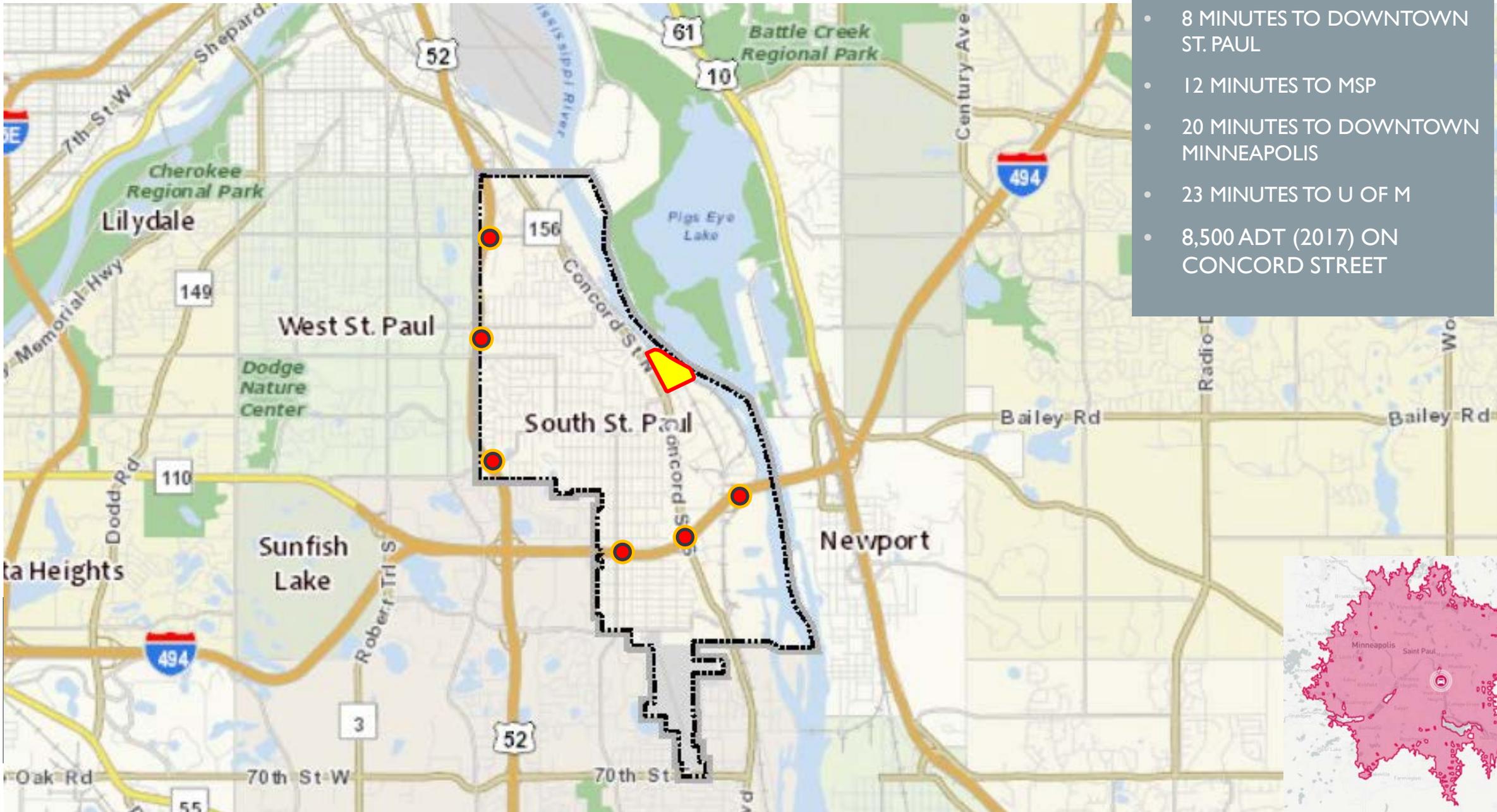
1. Hardman Triangle Discussion
2. Economic Development Advisory Board Vacancy
3. Closed Session: To consider an offer of sale from the seller of real property at 528 Concord Exchange South
4. Items for Future Follow-Up (*No Attachments*)

SOUTH ST. PAUL
ECONOMIC DEVELOPMENT AUTHORITY |
**HARDMAN TRIANGLE – POTENTIAL REDEVELOPMENT
FOCUS AREA**

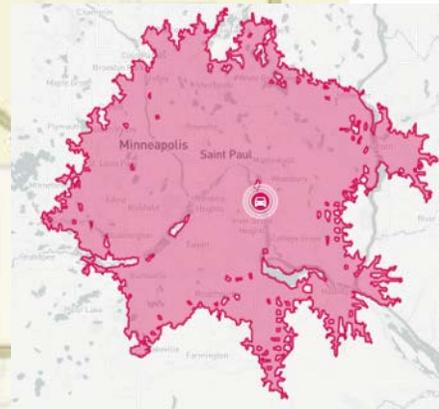
DISCUSSION | DIRECTION

 = "THE TRIANGLE" (NEXT PAGE)

 = Freeway On/Off Ramp

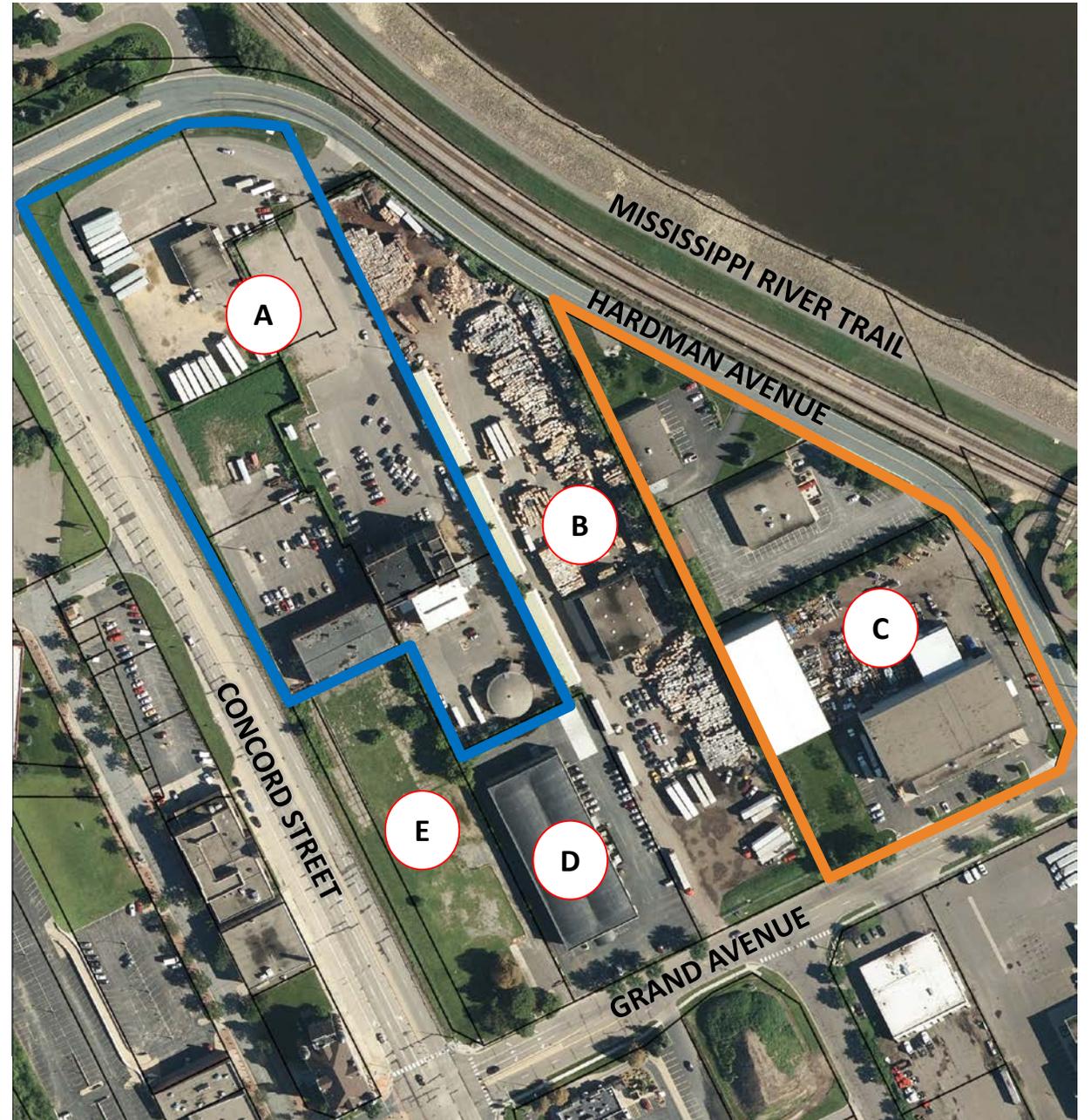


- 8 MINUTES TO DOWNTOWN ST. PAUL
- 12 MINUTES TO MSP
- 20 MINUTES TO DOWNTOWN MINNEAPOLIS
- 23 MINUTES TO U OF M
- 8,500 ADT (2017) ON CONCORD STREET

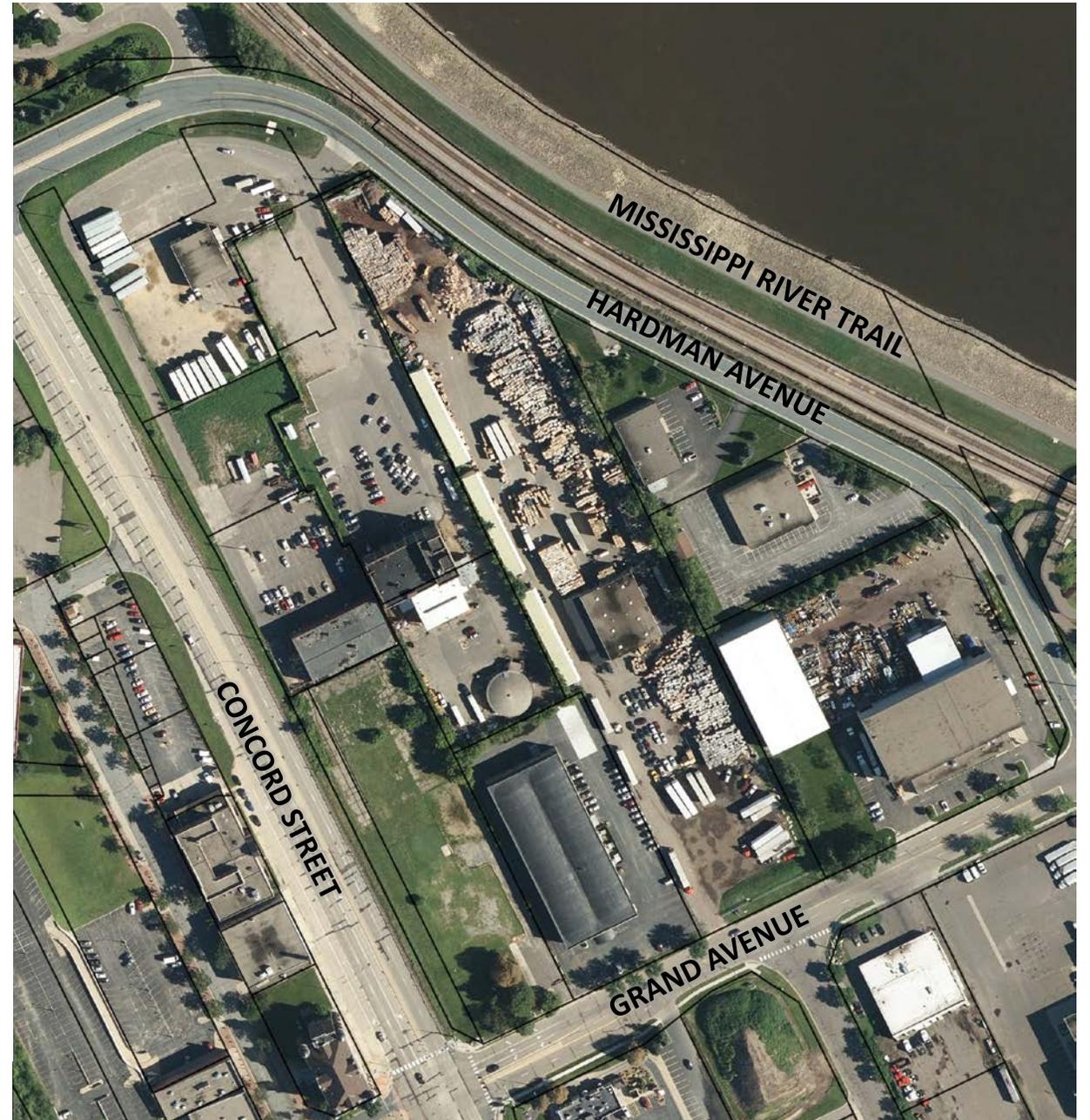


- TOTAL ACREAGE: (APPROX.): **25 ACRES**
- TOTAL BUILDING FT² (APPROX.): **171,000**
 - Est. **35%** unusable without major renovations (code-related)
 - FAR ~ **0.17** (effectively 0.11 considering uninhabitable)
- TOTAL PROPERTY VALUE (PAY 2018): **\$6,286,300**
- TOTAL PROPERTY TAX (PAY 2018): **\$229,037**

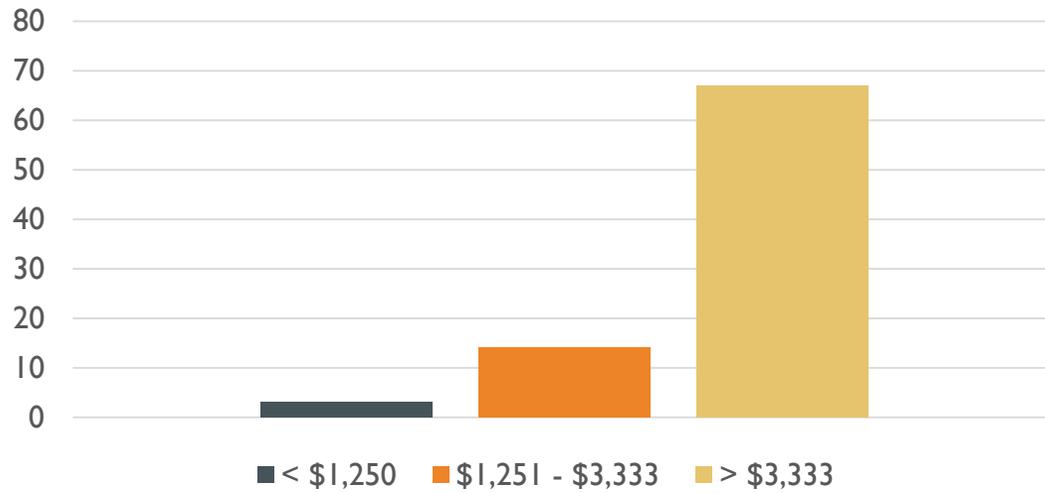
Map Label	# Property Owners	Imprvmt Val : Land Val Ratio
A	3	\$1 : \$1.26
B	1	\$1 : \$2.56
C	3	\$1 : \$0.37
D	1 (Listed for \$1.5M)	\$1 : \$0.28
E	1 (South St. Paul EDA)	N/A



- MIX OF NONCONFORMING EXISTING USES FOR CURRENT AND ENVISIONED CONTEXT:
 - Animal slaughtering/processing
 - Outdoor wood storage and burning
 - Steel scrap storage/recycling
 - Truck/Trailer repair and leasing
- HISTORY OF CODE RELATED ISSUES:
 - Smoke discharge
 - Waste/storm discharge
- ANTICIPATED BROWNFIELD ISSUES (12 – 15 MPCA “HITS” IN DATABASE
- INTERCONNECTED SANITARY/STORM INFRASTRUCTURE
- SITS BELOW CONCORD STREET (6’ – 8’) & LEVEE (+\ - 15’)
- DEPTH TO GROUNDWATER 10-15 BGS



- TOTAL PRIMARY JOBS (2015): **85**
 - ~ 1 job per 2,000 GSF building
 - ~ 3.4 jobs per acre
- MONTHLY EARNINGS (2015):



- INDUSTRY SECTORS (2015):
 - Manufacturing: 67%
 - Wholesale Trade: 12%
 - Services: 21%



HARDMAN TRIANGLE – POTENTIAL FOCUS AREA

■ Key Considerations :

- 2030 Comprehensive Plan Identifies the entire triangle as “Light Industrial”
- Currently zoned “General Business” (east half); “North Concord Mixed-Use” (west half)
- Everything west of TC Pallet is outside Concord TIF District
- Two for-sale sites have remained on-market with limited interest for considerable time
- Expiring lease at 20/20

■ Staff Recommends:

- Undertake existing conditions study, market analysis, vision plan and implementation strategy in early 2019 – 2019 Budget includes \$50K in Planning



HARDMAN TRIANGLE – WHY?

- Riverfront site that's severely underutilized and underperforming
- Current disconnect between Comp Plan, current state, and zoning... and lack of cohesive vision/opportunity analysis
- Ongoing and upcoming major changes will impact the site's marketability
 - Concord Street Reconstruction
 - Concord Exchange redevelopment momentum
 - EDA-owned sites across Grand Ave.
- Significant opportunity to meet community goals:
 - Grow tax base
 - New employment opportunities
 - Mix of quality, new housing
 - Better connect community to Mississippi River
 - Improve aesthetics/image of community

Assumption	Potential Value (est.)	Potential Tax Bill (est.)
Industrial @ Min. FAR	\$12,000,000	\$450,000/yr.
Commercial / Office @ suburban density	\$58,000,000	\$2,000,000
Residential @ 20 du/acre	\$55,000,000	\$1,000,000
Mixed-Use (70/30)	\$75,000,000	\$1,800,000



EDA Worksession Report

Date: November 13, 2018

EDA Executive Director: _____

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Agenda Item: Economic Development Advisory Board Vacancy

Overview:

The City's Economic Development Advisory Board (EDAB) was established via Council Resolution 2016-37 with the purpose and duties of:

- a. Acting in an advisory capacity to the City Council and the Economic Development Authority (EDA);
- b. Encouraging economic growth within the City, including assisting with long-range strategies for economic development that are consistent with the City's Comprehensive Plan and Zoning Code;
- c. Assisting the City Council, EDA and City Staff in developing ways to attract and retain businesses in the City;
- d. Assisting businesses with expansion opportunities;
- e. Assisting with and encouraging the rehabilitation or redevelopment of areas within the City.

Since its establishment, the EDAB has consisted of seven voting members appointed by the Council to staggered terms. On August 20, 2018 the Council appointed Greg Handwerk to EDAB to bring the membership back up to seven. Unfortunately, Mr. Handwerk took on a new role with his employer and has determined that he will not be able to commit to the appointment.

On October 25, 2018, we received an online application from Jeena Powell, expressing an interest in the EDAB. EDAB is only scheduled to meet twice prior to the vacated seat on the board's term end date on February 28, 2019. With this in mind, Staff would suggest that we leave the seat vacant until board and commission applications and appointments are considered in early 2019.

In the bigger picture, it is hard to ignore the fact that we are having a difficult time attracting and retaining interested EDAB members outside of a few core individuals. As discussed earlier this summer, we advertised the most recent EDAB opening through a variety of channels (River Heights Chamber, City Website/Social Media, newsletter, direct contacts) without any response. We approached EDAB earlier this year to engage with them around the question of how to focus their work, and generally the board members felt that being a "sounding board" for development projects and initiatives was preferable to identifying and fleshing out policies and programs.

Staff continues to agree that there is an important role that EDAB can play. We feel that there has been valuable interaction and idea sharing in the recent Comprehensive Plan joint work sessions, and are proud of the work that EDAB has helped to launch over the past two years. We'll continue to present EDAB with opportunities to "weigh in" on development issues and are looking forward to reconvening with the board after the Holidays.