



## ECONOMIC DEVELOPMENT ADVISORY BOARD

### MEETING NOTES

January 16, 2018

Members Present: Steve Doody, Kelton Glewwe, Chad Schlemmer, Christa Seaberg and Dan Schadegg

Ex-Officio Members: Jennifer Gale

Absent: Amy Pigeo, Mary Dunn and Ex-Officio Member Dr. Dave Webb

Staff Present: Ryan Garcia, Economic Development Manager and Edie Kleinboehl

Guests: Dave Heil, Andrew DiPilato and Shaz Khan of State Storage Group

1. The meeting was called to order by Chair Doody at 8:02 A.M.
2. State Storage Group Presentation

Ryan reported State Storage expressed interest in the EDA-owned property at 121 Hardman Court for a 3-story climate controlled storage facility with administrative offices. It was noted mini storage is not permitted as a principal use; however, is allowed as an accessory use in the Industrial zoning district. The parcel was surcharged for a 20,000 s.f. building footprint. Mr. Garcia stated the guests are seeking EDAB feedback prior to presenting their proposal to the EDA.

The State Storage Group guests introduced themselves and provided information regarding their backgrounds. Dave Heil stated the vision is to use the 60,000 s.f. facility as a centralized hub for multiple locations in five states adding storage facilities are a sustainable business. The business employs 15-20 with expected hours of operation from 6:00 AM-9:00 PM.

An additional component includes a collaborative business space (innovation lab) for aspiring entrepreneurs and a media area for business owners wishing to blog or host podcasts. The group believes business space fills a void in South St. Paul and stated their interest in partnering with the School District to provide direct technology exposure to assist students with career readiness, skills development and entrepreneurship initiatives.

Discussion ensued regarding the ratio of storage vs. the innovation lab and how the space will be configured. Mr. Heil stated a majority of space (approximately 85%) will consist of storage although exact ratio has yet to be determined adding the group is open to collaborating on the matter. Discussion

ensued regarding whether the use meets the zoning ordinance, security, traffic/parking and architectural standards.

EDAB members supported the concept noting both storage and the innovation lab fills a niche in the market, however, requested the group further address security and what State Storage Group brings to the business park for their presentation to the EDA.

### 3. 2018 Meeting Schedule and Topic Ideas

Discussion ensued regarding the current meeting schedule and whether it is necessary to meet monthly. It was the consensus that the day and time worked for those in attendance; however, the EDAB adjust the schedule to meet every other month on the 3<sup>rd</sup> Tuesday at 8:00 AM. In the event a matter arises that requires EDAB consideration a meeting will be scheduled. The next meeting is Tuesday, March 20, 2018.

EDAB members were asked to review the Economic Development Strategy and bring three focus areas to discuss at future EDAB meetings.

### 4. 2018 Website Update

Mr. Garcia reported Economic Development content has been compiled in preparation for the City's website update. Members were asked to assist by submitting photos, testimonials or success stories of their business in addition to getting the word out to other businesses that may have an interest in being featured.

### 5. Project Update

Mr. Garcia provided the following update:

- 161 Concord Exchange North (Master Properties Apartment Project) – EDA approved TIF agreement.
- 820 Southview Blvd. (Frankot Properties/Allstate Insurance) – Closing scheduled for March 1, 2018.
- 464 Concord Exchange South (Kaposia Club) – Planning Commission review in March. Dan Schadegg reported an April groundbreaking with completion by year end.
- 930 Southview Blvd. (MidWest One Bank) – New bank facility nearing completion. Inquiries regarding the existing building are being filtered to MidWest One.
- 425 Concord Street South (Rihm-Kenworth) – Signage erected, weeks away from occupancy.
- 201 Armour Avenue (Sojos) – Equipment being moved in, office space staffed.
- 740 Concord Street (Walser) – Council will review the CUP and sign variance requests on January 16<sup>th</sup>.

### 6. Chair Doody declared the meeting adjourned at 9:12 A.M.