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
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
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