



**Economic Development Authority**  
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118

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**EDA WORK SESSION**  
**MUNICIPAL CENTER ADMINISTRATION CONFERENCE**  
**ROOM**

**February 8, 2016**

**4:30 p.m.**

1. Open Work Session
2. Roll Call
3. Agenda Items
  - 3.A. 963 Robert Street - Emerson Park Commercial Building Concept Plan Review

Documents: [EDA EMERSON PARK COMM BLDG 2-8-16.PDF](#)

4. Adjourn

**TO: EDA PRESIDENT AND BOARD**  
**FROM: EXECUTIVE DIRECTOR**  
**DATE: FEBRUARY 8, 2016**



**City of West Saint Paul**

**SUBJECT:**

Emerson Park Commercial Building Expansion Concept Plan Review.

**BACKGROUND INFORMATION:**

Mr. George Sherman, President of Sherman Associates is requesting a change in our existing TIF Agreement. They are requesting approval of a 4,000 sq. ft. expansion of their current vacant commercial building located at 963 Robert Street. The current development agreement requires Sherman to construct a second 6,000 sq. ft. commercial building. If the Board approves, staff will amend the current TIF Agreement for approval by the EDA and the developer will submit a site plan amendment for review by Planning Commission and approval by City Council.

Mr. Sherman will present his new commercial building concept plan to the Board at the EDA Work Session on Monday. Unfortunately, he does not have all the elevations or drawings completed, but he will bring them for review on Monday.

Scope of the project includes:

1. Sherman to start construction on the building addition by June 30, 2016.
2. Sherman will record the Minimum Assessment Agreement for \$1.8 million dollars for a new 12,000 sq. ft. building by June 30, 2016.
3. Sherman will pay any deficient TIF in the amount of \$51,567 by May 1, 2016.
4. If Sherman fails to build in a timely fashion, there are financial penalties and they will be in default.

		Amount
<b>Fund:</b>	Econ. Dev. Fund	
<b>Department:</b>	Comm. Dev.	
<b>Account:</b>	N/A	\$N/a

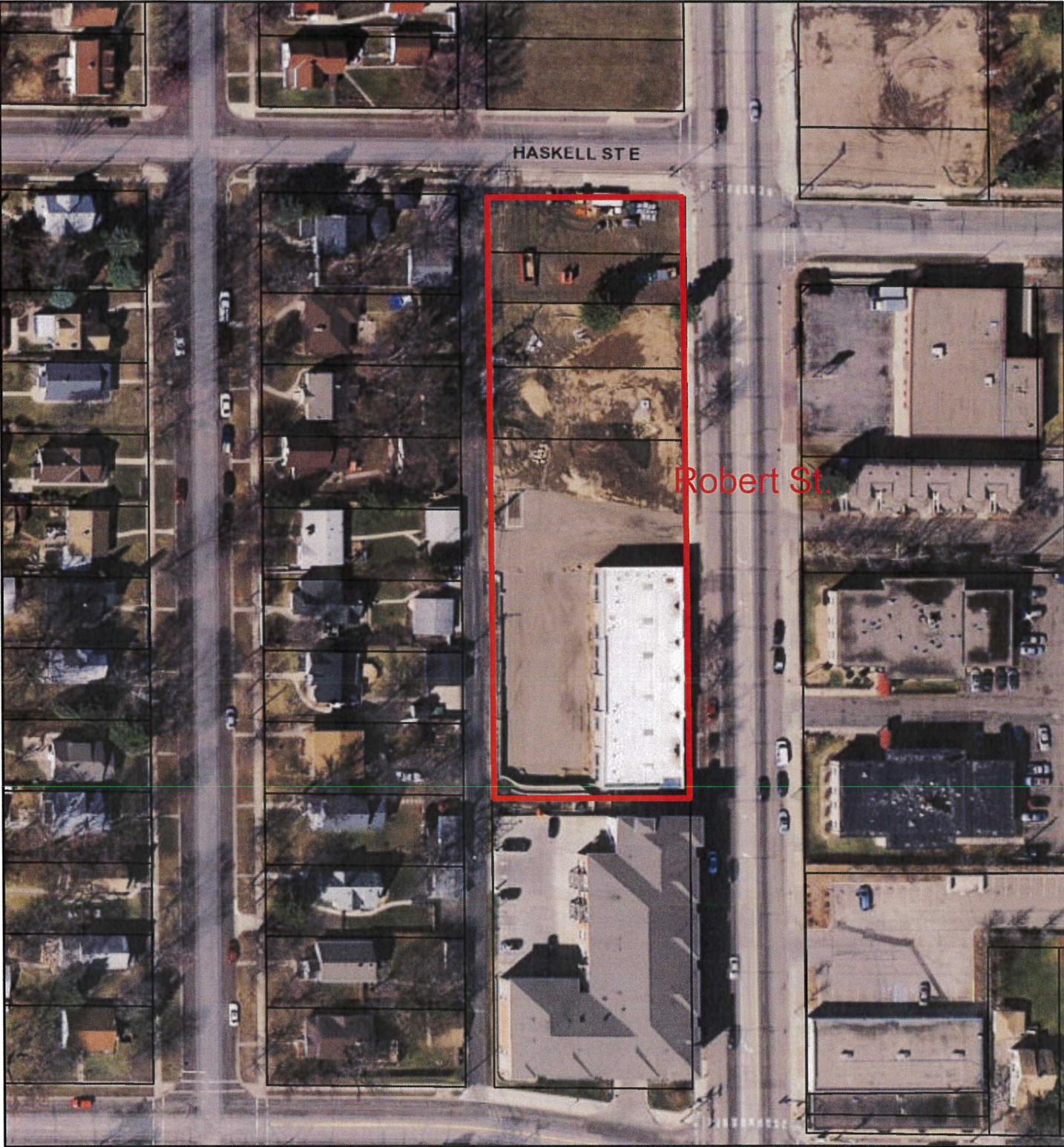
**STAFF RECOMMENDATION:**

Review concept plan and provide direction to staff. If Board supports the expansion project then staff will bring back an amended TIF Agreement for approval at the next EDA Meeting.

**ATTACHMENTS:**

- Map showing location of proposed project
- Exterior Picture of current building
- Sketch Plan showing the Emerson Park Commercial Building Expansion

# Dakota County, MN



Robert St.

February 3, 2016

1:1,200

