

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

EDA WORK SESSION
Municipal Center Administration Conference Room
June 13, 2016
4:30 P.M.

1. Open Work Session
2. Roll Call
3. Agenda Items
 - 3.A. Town Center 1 Concept Plan Discussion
Estimated Time Required: 30 minutes

Documents: [EDA MEMO - TC1 DISCUSSION \(3\).PDF](#)
 - 3.B. Discussion Regarding YMCA Request For Six Acres Of Golf Course Property.
Estimated time required: 15 minutes

Documents: [EDA MEMO - YMCA-THOMPSON OAKS - 6-13-16.PDF](#)
4. Adjourn

TO: EDA PRESIDENT AND BOARD
FROM: EXECUTIVE DIRECTOR
DATE: JUNE 13, 2016



City of West Saint Paul

SUBJECT:

Town Center I Concept Plan Discussion.

BACKGROUND INFORMATION:

In the last EDA weekly updates, I mentioned that I was working with Eric Hochman, Director of Development for PEBB Enterprises. Mr. Hochman is working with Fresh Thyme to locate a 28,500 square foot store in WSP. The Board responded favorably to having Mr. Hochman present his concept plan to the Board on Monday. It should be noted that this option is preliminary and intended for discussion purposes. Also, Dakota County is in the process of completing the River to River Greenway Trail Study and may have some impact on location of building.

Some discussion points include:

1. Estimated Market Value on the Fresh Thyme building equals \$9.25 million dollars.
2. Approximately 72 full-time jobs would be created with average wages \$52,000 annually.
3. Approximately 33 part-time jobs would be created with average wages \$13,000 annually.
4. The average weekly wages per store is \$32,500. Total of approximately \$1.7 million annually.

Also, it should be noted that above project excludes the job creation from the additional 20,000 square foot restaurant and retail tenants for the corner along with construction jobs generated for this entire development project.

Some options include:

1. Enter into a preliminary development agreement with PEBB Enterprises.
2. Continue to pursue other options by showing the site to other developers

EXPENSES:

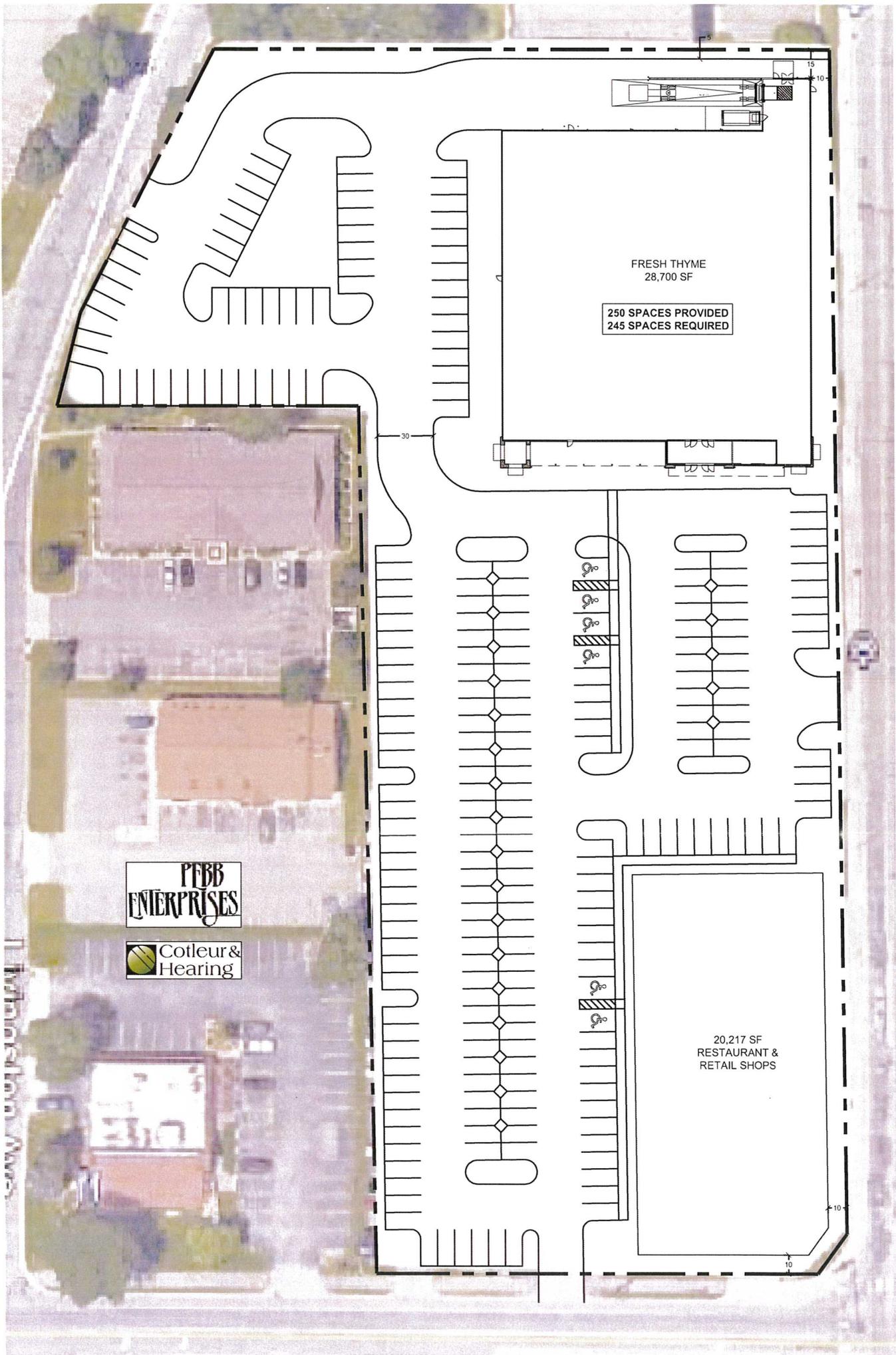
		Amount
Fund:		
Department:		
Account:	N/A	Unknown at this time

STAFF RECOMMENDATION:

Review and discuss.

ATTACHMENTS:

1. Proposed Concept Plan



FRESH THYME
28,700 SF

250 SPACES PROVIDED
245 SPACES REQUIRED

**PFBB
ENTERPRISES**

**Cotleur &
Hearing**

20,217 SF
RESTAURANT &
RETAIL SHOPS

TO: EDA PRESIDENT AND BOARD
FROM: COMM. DEV. DIRECTOR
DATE: JUNE 13, 2016



City of West Saint Paul

SUBJECT:

Discuss possible sale of six acres on Thompson Oaks Golf Course to the YMCA.

BACKGROUND INFORMATION:

As you know, staff is working on a commercial prospect on the corner of Robert Street and Thompson Avenue. The project requires the purchase of five parcels of land, including the parcel owned by the YMCA. The YMCA is currently working on a strategic plan regarding its future operations and facility locations. Pat Connolly, Director of Real Estate Development for the YMCA, mentioned that they have delayed decisions regarding their future plans until September. However, it may speed their decision if they knew if the City/EDA would be willing to sell them approximately six acres on Thompson Oaks Golf Course.

STAFF RECOMMENDATION:

Review and discuss.

ATTACHMENTS:

- Letter of request from Pat Connolly, Real Estate Director for the YMCA will be distributed at meeting.