

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

ECONOMIC DEVELOPMENT AUTHORITY MEETING
MUNICIPAL CENTER COUNCIL CHAMBERS

JUNE 27, 2016

BEGINS IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

1. Call To Order

2. Roll Call

3. Adopt Agenda

4. EDA Consent Agenda Items

4.A. Meeting Minutes

Documents:

[02-08-16 WS MINS.PDF](#)
[02-08-16 EDA MINS.PDF](#)
[5-23-16 EDA WS MINS.PDF](#)
[5-23-16 EDA MINS.PDF](#)
[06-13-16 EDA WS.PDF](#)

4.B. May 2016 Budget Report

Documents:

[MAY 2016 BUDGET TO ACTUAL REPORT.PDF](#)

5. Commissioner Comments

6. New Business

6.A. Commercial Sign Grant Request - 1689 Oakdale Avenue (Midwest Plastics)

Documents:

[SIGN GRANT - MIDWEST PLASTICS.PDF](#)

7. Old Business

8. Adjourn

*If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at
651-552-4100, TDD 651-322-2323 at least 5 business days prior to the meeting*

www.eda.gov EOE/AA

**City of West St, Paul
Economic Development Authority
Work Session Minutes
February 8, 2016 at 4:30 p.m.**

1. Open Work Session

Vice President Ed Iago opened the work session at 4:30 p.m.

2. Roll Call

Present: Vice President Pro Tem Ed Iago and Commissioners Pat Armon, Jay Bellows, Dave Napier, Dick Vitelli and Jenny Halverson. President David Meisinger had an excused absence.

Others: Executive Director/Community Development Director Jim Hartshorn, City Manager Matt Fulton, City Attorney Korine Land, Finance Director Joan Carlson and City Clerk/Secretary Chantal Doriott.

3. Agenda Items

3.A. 963 Robert Street - Emerson Park Commercial Building Concept Plan Review

Mr. George Sherman, President of Sherman Associates, is requesting an amendment to our existing TIF agreement. Mr. Sherman is 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. The Board supports the project and staff will amend the current TIF agreement for approval by the EDA. The developer will submit a new site plan for review by the Planning Commission and final approval by the City Council. A new site plan was reviewed and Mr. Sherman commented that MnDOT will not approve the access as presented.

Comments:

- Com. Vitelli spoke about a different lane area. He likes what's been done with the brush and shrubs at the corner. Maybe consider a right-in only and exit onto Haskell.
- Com. Bellows asked why MnDOT will not approve the access. Director Hartshorn and Mr. Sherman were not sure and will be in contact with MnDOT. Director Hartshorn also explained Haskell is being slightly aligned and will be straighter, rather than curved, and moved approximately 20 ft. to the north.
- Director Hartshorn asked members if they were in favor of Grifols being a tenant. Com. Vitelli is in favor of the layout and likes it with a right-in and exit onto Haskell.
- Com. Halverson is in favor of the site plan including the shrubbery and aesthetics.
- Vice President Iago asked what the building would look like. Mr. Sherman explained materials for which Vice President Iago was in favor.
- Com. Armon asked about the lease which is 10 years.
- Com. Bellows believes the storm water retention pond is perfect. It seems like a very thoughtful and sensitive use of the property. In terms of having Grifols, this is a nice fit.

Commissioners were in agreement on the concept plan presented. Using the corner is a nice touch and staff will work with MnDOT on access issues. Having Grifols as a tenant is acceptable; hours and other employee issues will be addressed in the future (they are opened on Saturdays). Manager Fulton asked if there were zoning issues. Director Hartshorn said there are not. Manager Fulton asked if there were parking concessions. Director Hartshorn said there are not but a full staff review as yet to be made, as this is a concept plan. Director Hartshorn said this is a good north end project. Staff will work with MnDOT on access issues and have more information for a future meeting.

4. Adjourn

The EDA work session adjourned at 4:58 p.m.

Chantal Doriott
City Clerk/EDA Secretary
City of West St. Paul

**City of West St. Paul
Economic Development Authority
February 8, 2016**

1. Call to Order

Vice President Ed Iago called the meeting to order at 8:08 p.m.

2. Roll Call

Present: Vice President Ed Iago and Commissioners Dave Napier, Dick Vitelli, John Bellows, Pat Armon and Jenny Halverson. President Meisinger had an excused absence.

Others: Executive Director Jim Hartshorn, City Manager Matt Fulton, Treasurer Joan Carlson, City Attorney Korine Land and Secretary Chantal Doriott.

3. Adopt Agenda

Motion was made by Com. Napier and seconded by Com. Vitelli to approve the agenda as presented. All members present voted in favor. The motion carried.

4. Commissioner Comments

No comments were made.

5. Consent Agenda Items (these two items were considered for approval separately)

5.A. Meeting Minutes from January 11, 2016, January 25, 2016 annual meeting and January 25, 2016 work session

Motion was made by Com. Bellows and seconded by Com. Napier to approve the meeting minutes as presented. All members present voted in favor. The motion carried.

5.B. Financial Report for December 2015

Finance Director Joan Carlson gave an overview.

Com. Bellows questioned taxes and Director Carlson offered comment. Delinquency is from specific payment and specific years. In the future we will not carry delinquents on your financial sheets said Ms. Carlson.

Motion was made by Com. Bellows and seconded by Com. Halverson to approve the consent agenda items as listed above. All members present voted in favor. The motion carried.

6. New Business

6.A. Sign Replacement Grant Application – 1268 Robert Street

Executive Director Jim Hartshorn gave an overview of an application submitted by Framing Place and Gallery located at 1268 Robert Street. Staff has reviewed the application and believes all qualifications have been met. The total project cost is \$12,837.00. The requested matching grant amount is \$6,418.50.

Commissioners reviewed the application and received answers to questions; all were in favor.

Motion was made by Com. Halverson and seconded by Com. Napier to approve the sign replacement grant application for Framing Place and Gallery, 1268 Robert Street in the amount of \$6,418.50 as presented. All members present voted in favor. The motion carried.

Com. Vitelli asked Director Hartshorn if he had spoken with PACE about this type of application and Hartshorn said PACE has an application.

7. Old Business

There was no old business to discuss.

8. Adjourn

Motion was made by Com. Halverson and seconded by Com. Armon to adjourn the meeting at 8:21 p.m. All members present voted in favor. The motion carried.

Chantal Doriott
City Clerk / Secretary
EDA of City of West St. Paul

**City of West St, Paul
Economic Development Authority
Work Session Minutes
May 23, 2016 at 4:30 p.m.**

1. Open Work Session

President David Meisinger opened the work session at 4:30 p.m.

2. Roll Call

Present: President David Meisinger and Commissioners Pat Armon, Jay Bellows, Dave Napier, Dick Vitelli and Jenny Halverson. Com Ed Iago arrived at 4:36 p.m.

Others: City Manager Matt Fulton, Assistant City Manager and HR Director Sherrie Le, Executive Director/Community Development Director Jim Hartshorn, City Attorney Korine Land, Finance Director/Treasurer Joan Carlson, Assistant Community Development Director/Planner Ben Boike and City Clerk/Secretary Chantal Doriott.

3. Agenda Items

3.A. Concept Plan Review for Westview Park Apartments

Executive Director Jim Hartshorn gave an Overview. Staff met with the owners of Westview Park Apartment Homes to discuss purchasing 260 Marie Avenue and expanding their market rate apartment complex. The Tilsen Family (James, Daniel and Noah Tilsen) are present to gage the EDA's interest in rezoning the property to R-4 Multi-Housing Residential. Main project components include:

- Family owned and operated business with expertise in multi-family housing
- Westview Park Apartments is the largest apartment complex in West St. Paul (298 market-rate units within 16 buildings).
- Only two calls in the last two years for code violations.
- Last year there were 213 police calls - mostly minor issues. This is the lowest number of all of the apartment buildings in WSP.
- The former Southview Athletic Club would be demolished - probably with the approval of the neighbors.
- Construction on the new \$8 million dollar facility could be started this year.
- Current tax value equals \$10,000. The new estimated tax value equals \$150,000 annually.
- The facility could include 58 green energy-efficient high-end market-rate apartments.
- Potentially 58 underground parking stalls and 58 surface parking stalls.

If the Board supports rezoning 260 Marie Avenue to R-4 Multi-Housing, then staff will start the rezoning process. The developer will send the building owner a purchase offer contingent upon City approvals. They plan to request a redevelopment grant for site improvements at a future EDA meeting. The process will take about two months.

Director Hartshorn introduced Dan Tilsen who spoke on behalf of the family and the project expansion of the apartments. They are interested in learning more about what the Council and staff is interested in happening at this property. In order for their project to work they need to rezone the property.

Comments:

- Any redevelopment of the property would require replatting. The setback would occur from the street center line.
- Mr. Tilsen said they figure they may be spending upwards of \$8 million. Apartment rental would be around \$1250 to \$1600 or more as this is just an estimate for today. They will be providing parking, garages, and other amenities. We want it to be different and it will be different than what is out there now. There are no designs now but most of the discussion has been one to three bedrooms.
- Com. Halverson is strongly interested in something that is contemporary and some green space. There has been some discussion about a green roof and/or dog-leash area.
- Com. Iago thinks the roof idea is good for non-winter seasons. Since this is located by Marthaler they don't anticipate putting in a park or playground. They had a hard time marketing an adult-only apartment and they would not be in favor of that right now.
- EDA has no objections at this point. Executive Director Hartshorn asked them to present something a little more concrete as far as design. Mr. Tilsen said they are still working with the property owner and there are other offers out there. They feel the next step is to secure an offer and then they would put together a viable project and get their finances in order.
- Com. Bellows asked members to clarify their position on rezoning and all are in favor.
- Mr. Zafar / Fusion is the 2nd interested party who wants to buy this building to convert into a family oriented place. We would offer families and others a place to spend time in a safe space. Com. Halverson said she knows there is interest in a family-owner type of a facility.
- Mr. Zafar said it looks like EDA members have a draft building with 58 units but there are space questions. EDA members thanked him for coming forward.

4. Adjourn

The EDA work session adjourned at 4:54 p.m.

Chantal Doriott

Chantal Doriott
City Clerk/Secretary
City of West St. Paul

**City of West St, Paul
Economic Development Authority Minutes
May 23, 2016**

1. Call to Order

President David Meisinger opened the regular EDA meeting at 9:54 p.m.

2. Roll Call

Present: President David Meisinger and Commissioners Pat Armon, Ed Iago, Jay Bellows, Dave Napier, Dick Vitelli and Jenny Halverson.

Others: City Manager Matt Fulton, Executive Director/Community Development Director Jim Hartshorn, City Attorney Korine Land, Finance Director/Treasurer Joan Carlson and City Clerk/Secretary Chantal Doriott.

3. Adopt Agenda

The agenda was approved as presented with the addition of a Beirut Restaurant discussion.

4. EDA Consent Agenda Items

A. Meeting Minutes of May 9, 2016

B. April Budget Report

Motion was made by Com. Vitelli and seconded by Com. Halverson to approve the meeting minutes of May 9 and the April Budget Report as presented. All members present voted aye. Motion carried.

5. Commissioner Comments

Com. Armon said "Shop Robert".

6. New Business

6.A. Proposed Changes to Commercial Replacement Sign Grant Program

Executive Director Jim Hartshorn gave an overview of proposed changes discussed at the last meeting to the commercial sign replacement program policy. Commissioners reviewed a copy of said changes.

Motion was made by Com. Iago and seconded by Com. Halverson to approve the proposed changes to the Commercial Sign Grant Program policy as presented. Coms. Iago, Armon, Napier, Halverson and Vitelli voted aye. Com. Bellows voted nay. Motion carried.

6.B. Sign Replacement Grant Application - 992 Robert Street (Bernard Plaza)

Executive Director Jim Hartshorn gave an overview of a sign replacement grant application for Bernard Plaza at 992 Robert Street. The sign meets the new program policy for a total cost of \$12,213.00 for the monument sign. The application requests reimbursement of \$6,106.50 for the new monument sign.

Comments:

- Com. Napier said this fits the spirit and he supports the new sign and application.
- Com. Bellows is not in favor as the purpose of the original ordinance is to get rid of pylon signs.
- Com. Iago asked where this sign would face. Director Hartshorn said it is facing Robert Street in front of the building, out front by parking.

Motion was made by Com. Vitelli and seconded by Com. Halverson to approve the sign request grant application for Bernard Plaza, 992 Robert Street in the amount of \$6,150.00. Coms. Iago, Vitelli, Halverson, Napier and Armon voted aye. Com. Bellows voted nay. Motion carried.

Beirut Restaurant Discussion (Addition to agenda)

- Com. Armon referenced Director Hartshorn's Friday recap email in which Beirut Restaurant was mentioned. It is super important that we keep this restaurant in West St. Paul said Com. Armon.
- President Meisinger said the owner approached him and he has information on relocation next door.
- Com. Halverson said she would support doing something to keep them here.
- Com. Bellows is in favor of offering assistance to keep them here. What do they want to do? It's a little odd that we just gave him sign assistance and now he may move. Maybe there is more to this than we know.
- Com. Iago said one problem is the strip of property along the northern part of their property. Several months ago that could be a resolved issue; that was close to being resolved. Now the restaurant wants to own their own building and stay there. They would like to buy an easement from Menards and expand their business.
- Com. Napier is in support of keeping them here
- Com. Armon wants to make sure we are proactive. Director Hartshorn stated he has met with the owners and their preference is to expand their current facility. In order to do that, they will need to purchase an easement located on the north side of their building from Menards. Director Hartshorn agreed to contact Menards for them to ask if they would be willing to sell the property.

6.C. Closed Session to Discuss Purchase Offer for five EDA properties

- 270 Annapolis Street East
- 804 Dodd Road
- 158 Haskell Street
- 831 Deppe Street
- 848 Allen Avenue

Motion was made by Com. Bellows and seconded by Com. Iago to close the meeting pursuant to MN State Statute to discuss a purchase order for the five properties outlined above. All members present voted aye. Motion carried.

Motion was made by Com. Bellows and seconded by Com. Iago to reopen the meeting. All members present voted aye. Motion carried.

7. Old Business

There was no old business to discuss.

8. Adjourn

Motion was made by Com. Halverson and seconded by Com. Iago to adjourn the EDA meeting at 9:55 p.m. All members present voted aye. Motion carried.

Chantal Doriott

Chantal Doriott
City Clerk/Secretary
City of West St. Paul

**City of West St, Paul
Economic Development Authority Work Session Minutes
June 13, 2016 at 4:30 p.m.**

1. Call to Order

President David Meisinger opened the EDA work session at 4:30 p.m.

2. Roll Call

Present: President Meisinger and Commissioners Armon, Iago, Bellows, Napier, Vitelli and Halverson.

Others: City Manager Fulton, Executive Director/Community Development Director Hartshorn, City Attorney Land, Finance Director/Treasurer Carlson and Recording Secretary Dull.

3. Agenda Items

3. A. Town Center 1 Concept Plan Discussion

Mr. Eric Hochman, PEBB Enterprises, presented a concept site plan for Fresh Thyme and other retail to be located in Town Center 1 and displayed various proposed elevations, photographs, and other architectural features to create aesthetic synergy of the site to the area. He also reviewed potential job creation and wage information as well as estimated post-construction market value.

Commissioners inquired about keeping a couple existing businesses, restaurants to bring back, opportunities for unique restaurants, and parking spaces needed for the site. Mr. Hochman stated tenants would be nationally credited and PEBB Enterprises would be happy to talk with existing businesses about their options. PEBB assured they could bring something new and attractive to the area. With respect to parking, Mr. Hochman advised the grocer wanted sufficient parking in front of their building and the proposal provided a minimum of parking spaces as typically required by grocer.

Commissioners asked about consideration of multi-story building for the corner, how Fresh Thyme differs from existing grocery, why Fresh Thyme wanted to locate in West St. Paul, and asked about the proposed Dakota County trail. Mr. Hochman responded they looked at multi-story but parking was the issue since underground wouldn't have the turning radius needed. With regard to Fresh Thyme, it was described as a healthy, farm-to-table type store with reasonable prices, attractive to organic shoppers but appealing to everyone and is the 19th largest in the U.S. They wanted to locate in West St. Paul because Robert is a main thoroughfare, it is a thriving community, and the density, demographics, population, and income levels were consistent with Fresh Thyme's standards. Mr. Hochman advised that the trail does not allow the grocery since the building would have to shift 30-40 feet which results in reduced parking that is already at a minimum as presented.

City Manager Fulton asked about timing of a decision noting there were other strategic decisions the EDA needed to consider for the corridor and the City currently had a \$5 million investment in the site. Commissioners requested more time to decide whether or not to proceed since a decision would result in developer spending. Mr. Hochman stated that if interested, the City should continue to acquire the parcels.

Commissioners asked about cost of acquisition. Mr. Hochman advised they were looking for a joint venture development agreement where the City would contribute the land and the developer would pay for construction and bring in the tenants which would be in lieu of TIF. Commissioners expressed some reservation toward contributing land without funds provided toward acquisition costs. Mr. Hochman noted that was the preliminary discussion but would entertain negotiations for contributions toward acquisition costs stating they were looking for a partnership and suggested a hybrid of contribution and TIF if numbers were an issue.

Attorney Land suggested a preliminary development agreement if Commissioners were interested in the concept. Mr. Hochman concurred with working on a preliminary development agreement to work through any issues. Director Hartshorn added that the presentation was a concept review and numbers would be the next step if interested noting there are other property owners to talk with and relocation costs to be considered as well as potential contamination of the site.

Commissioners agreed to move forward and requested Director Hartshorn continue to negotiate with PEBB Enterprises and Attorney Land begin a preliminary development agreement.

3. B. Discussion Regarding YMCA Request for Six Acres of Golf Course Property

Director Hartshorn reviewed his memo to the EDA President and Board. YMCA was requesting approximately six acres of golf course property noting that if the grocery prospect does not work out, then the EDA/City wouldn't be on the hook for buying or selling that land. A study showing viable options for the land would be completed sometime in September. The YMCA was requesting a reaction from the Board whether the EDA would entertain selling the YMCA approximately six acres at a nominal fee if the prospect goes through.

Commissioners discussed tax basis and market value of the land. They agreed they were not interested in selling property to the YMCA at this time but would consider selling property at market rate in the future. Commissioners requested Director Hartshorn notify the YMCA that they were not willing to commit to a nominal fee; however, there was interest in working with them but they need to come to the City with a plan. Commissioners added that the City cannot dictate the plan between them and the grocery prospect and cannot commit to the sale of property at this time.

4. Adjourn

The EDA Work Session was adjourned at 5:19 p.m.

Jennifer Dull
Jennifer Dull
Recording Secretary

City of West St Paul

Economic Development Authority

Income Statement

Through 05/31/2016

	2016 Budget	May Transactions	2016 YTD Actual	Budget - YTD Transactions	% used/ Rec'd
REVENUE					
Tax - Ad Valorem-Current	300,000.00	.00	.00	300,000.00	0%
Investment - Interest	10,000.00	.00	.00	10,000.00	0%
Other Interest Earnings	50,000.00	.00	.00	50,000.00	0%
Misc Revenue - All Other	6,000.00	.00	16,700.00	(10,700.00)	278%
REVENUE TOTALS	\$366,000.00	\$0.00	\$16,700.00	\$349,300.00	1%
EXPENSE					
Salaries - Full Time Reg	121,000.00	8,942.40	51,914.74	69,085.26	43%
Contributions - PERA	9,100.00	670.68	3,893.61	5,206.39	43%
Contributions - FICA	9,250.00	615.80	3,614.26	5,635.74	39%
Contributions - Health In	13,200.00	1,306.31	6,531.55	6,668.45	49%
Contributions - OthGrplns	330.00	26.75	133.75	196.25	41%
Supplies - Office	300.00	.00	.00	300.00	0%
Supplies - General	500.00	.00	11.77	488.23	2%
Auditing Services	2,000.00	.00	.00	2,000.00	0%
Legal Fees	15,000.00	1,984.50	4,479.00	10,521.00	30%
Travel,Conference,Schools	5,000.00	80.46	1,046.78	3,953.22	21%
Advertising	5,000.00	.00	.00	5,000.00	0%
Postage	500.00	.00	.71	499.29	0%
Printing & Publishing	1,000.00	.00	.00	1,000.00	0%
Insurance - Gen Liability	1,500.00	.00	1,530.00	(30.00)	102%
Contractual - Misc Servic	74,125.00	.00	55,397.13	18,727.87	75%
Subscriptions,Memberships	775.00	.00	250.00	525.00	32%
Misc Expenses	1,500.00	41.62	162.87	1,337.13	11%
Business Subsidy	175,000.00	.00	18,340.04	156,659.96	10%
EXPENSE TOTALS	\$435,080.00	\$13,668.52	\$147,306.21	\$287,773.79	34%
REVENUE TOTALS	366,000.00	.00	16,700.00	349,300.00	1%
EXPENSE TOTALS	435,080.00	13,668.52	147,306.21	287,773.79	34%
NET	(\$69,080.00)	(\$13,668.52)	(\$130,606.21)	\$61,526.21	

Cash Balance:

12/31/2015	401,333
1/31/2016	385,692
2/29/2016	366,557
3/31/2016	316,084
4/30/2016	279,260
5/31/2016	266,945

TO:
FROM:
DATE:

EDA PRESIDENT AND BOARD
EXECUTIVE DIRECTOR
JUNE 27, 2016



City of West Saint Paul

SUBJECT:

Sign Replacement Grant Application – 1689 Oakdale Avenue (Midwest Plastics).

BACKGROUND INFORMATION:

Don Roth, owner of Midwest Plastics, is requesting approval of the attached sign grant application. Midwest Plastics currently has a pylon sign facing Oakdale Avenue and would like to replace it with a monument sign.

Staff has reviewed the attached application and believes it meet's the policy requirements as detailed in the attached guidelines. The total project cost is \$10,969.50. The requested grant amount is \$5,484.80.

EXPENSES:

		Amount
Fund:	Econ. Dev. Fund	
Department:	Community Development	
Account:	209-41121-40495	\$5,484.80

STAFF RECOMMENDATION:

Approve the attached application for \$5,484.80 for a new monument sign for Burger Time restaurant.

ATTACHMENTS:

- Sign Replacement Program Application
- Drawing of proposed monument sign
- Picture of current sign
- Commercial Sign Grant Guidelines

COMMERCIAL SIGN REPLACEMENT GRANT APPLICATION

Business Information:	
Midwest-Plastics Don Roth Business Name	1689 Oakdale Ave West Saint Paul MN. 55118 Address including zip code
Property Owner Information: (if different)	Phone 651-451-7712 Email donroth@midwest-plastics.com
Owner Name	Address including zip code
Sign Company Information: (Required) John Alexander Company Name Alexander Signs	2233 122nd Ci. NE Blaine MN. 55449 Address including zip code
Description of Project: Removing existing non-conforming pole sign and replacing with block base and monument sign.	Phone 651-295-5054 Email John@alexander-signs.com
*Application requires submittal of a Sign Plan from a Sign Company providing depictions and dimensions of proposed signage - Please attach	

PROPERTY TAXES

Are real estate property taxes current? Yes No

Are there any assessments against the property? Yes No

GRANT REQUEST

REQUESTED GRANT AMOUNT: \$ 5,484.80
(Min: \$5,000, Max: \$10,000)

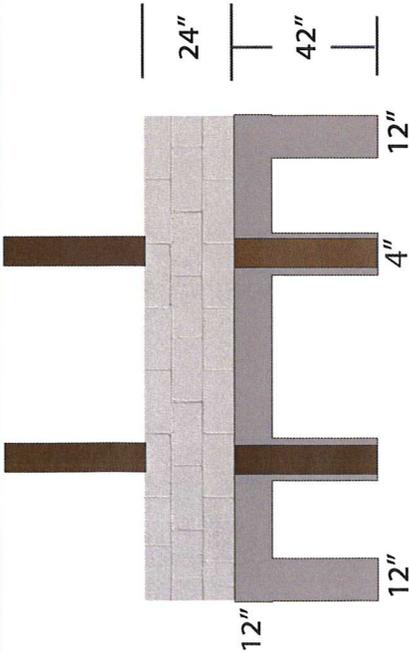
APPLICANT CONTRIBUTION: \$ 5,484.80
(equal match required)

TOTAL ESTIMATED COSTS: \$ 10,969.60

SIGNATURES

[Signature] Signature of Owner (Required) 651-285-6720 Phone Number

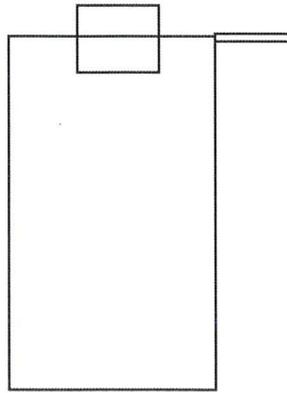
[Signature] Signature of Applicant (If different) 651-295-5054 Phone Number



4" steel square tubes @ 11.5' (qty.2)

N

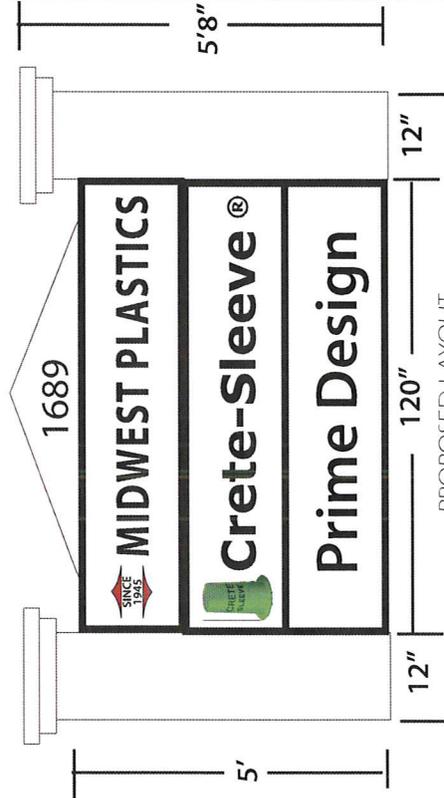
Oakdale Ave.



Lothenbach Ave.

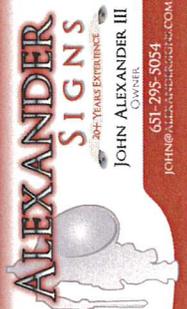


Total size of sign 5'x10'
Total size of monument
7'8"H x 12'W



PROJECT ▸ MIDWEST PLASTICS, INC.

MONUMENT



Approved Approved with marked changes Rebuild & Reinstall Proof

Client Signature _____

Date _____

REV	DATE	BY	DESCRIPTION
1		NR	
2		NR	
3		NR	
4		NR	
5		NR	
6		NR	
7		NR	
8		NR	
9		NR	
10		NR	

CLIENT: Midwest Plastics Inc.
ADDRESS: 1689 Oakdale Ave.
Saint Paul, MN. 55118

DRAWING # 1689
ORIG. DATE 1/15/18
DESIGNED BY JCS

This sign will be produced exactly as specified on this plan sheet. Please be sure to review all artwork, specifications, color, spelling, and any notes that follow prior to approval. Your signature and date are required for approval. Midwest Plastics Inc. is not responsible for any errors or omissions on this plan sheet. All artwork and specifications are the property of Midwest Plastics Inc. and are not to be reproduced, copied or otherwise used without the prior written consent of Midwest Plastics Inc. All artwork and specifications are the property of Midwest Plastics Inc. and are not to be reproduced, copied or otherwise used without the prior written consent of Midwest Plastics Inc. All artwork and specifications are the property of Midwest Plastics Inc. and are not to be reproduced, copied or otherwise used without the prior written consent of Midwest Plastics Inc.

Monument

CLIENT: Midwest Plastics, Inc.

BUILDING FRONTAGE

ALLOWABLE S.F. 50 sq ft

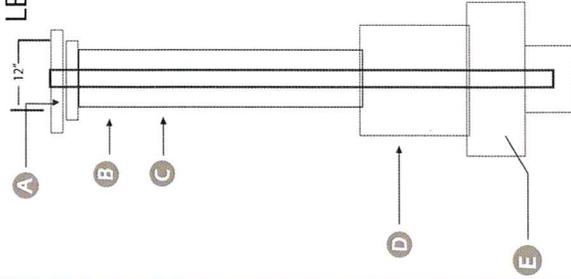
TOTAL SIGN S.F. 50 sq ft

WALL MATERIAL N/A

WALL COLOR N/A

PANTONE MATCH _____

LED Illuminated



ITEM

- A Cap
- B Faces
- C Vinyl Block
- D Footing

DESCRIPTION

- Decorative round
- Removable Lexan Panels
- Name & Logo
- 3 courses painted white
- 12" footing for blocks

to set on. 42" total depth of footings. 4- 12" holes tie into 12" base.

