



CITY OF SOUTH ST. PAUL MEETING AGENDA

ECONOMIC DEVELOPMENT AUTHORITY

Council Chambers
125 3rd Avenue North
South St. Paul, MN 55075

Monday, March 3, 2025

IMMEDIATELY FOLLOWING THE CONCLUSION OF THE 7:00 P.M. MEETING OF THE CITY
COUNCIL

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. CONSENT AGENDA:

All items listed on the Consent Agenda are items, which are considered routine by the Economic Development Authority and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner or citizen requests, in which case the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

A. Meeting Minutes for February 3, 2025 Economic Development Authority Meeting

B. Meeting Minutes for February 24, 2025 Economic Development Authority Special Meeting

C. Amendment #1 to Development Agreement - Blue River Holdings, LLC

D. Temporary Storage Agreement

5. GENERAL BUSINESS:

A. Hardman Triangle Conceptual Masterplan & District Stormwater Guide

6. ITEMS FOR FUTURE FOLLOW-UP:

General communications of the President and Commissioners are provided and may be considered for inclusion on a future agenda. There will be no discussion or decisions made related to these items at this meeting.

7. ADJOURNMENT



ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: March 3, 2025
DEPARTMENT: Economic Development
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 4.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Meeting Minutes for February 3, 2025 Economic Development Authority Meeting

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve as presented by consent.

OVERVIEW

Approval of meeting minutes for the EDA Meeting held on Monday, February 3rd, 2025.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 02-03-2025 EDA Minutes (1)



SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY MINUTES OF FEBRUARY 3, 2025

1. CALL TO ORDER

President Jimmy Francis called the regular meeting of the South St. Paul Economic Development Authority to order at 8:22 PM on Monday, February 3, 2025.

2. ROLL CALL

Present: Tom Seaberg, Jimmy Francis, Lori Hansen, Pam Bakken, Todd Podgorski, Matt Thompson, Joe Kaliszewski

Absent: None

Staff Present:

Ryan Garcia, City Administrator

Deanna Werner, City Clerk

Kori Land, City Attorney

3. APPROVAL OF AGENDA

Moved by: Joe Kaliszewski / Lori Hansen

Moved: To Approve

Vote: 7 ayes / 0 nays, motion

4. CONSENT AGENDA:

All items listed on the Consent Agenda are items, which are considered routine by the Economic Development Authority and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner or citizen requests, in which case the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

A. Minutes of the January 6, 2025, EDA Meeting

Moved by: Joe Kaliszewski / Lori Hansen

Moved: To approve consent agenda as presented.

Vote: 7 ayes / 0 nays, motion Passed

5. GENERAL BUSINESS:

A. South Triangle Tax Increment Finance District

Moved by: Matt Thompson / Pam Bakken

Moved: To Approve Resolution 2025-001 and Resolution 2025-002

Vote: 7 ayes / 0 nays, motion Passed

B. Approval of a Subgrant Agreement with Danner Family Limited Partnership, Resolution 2025-3

Moved by: Pam Bakken / Tom Seaberg

Moved: To Approve Resolution 2025-03, Subgrant Agreement with Danner Family Limited Partnership

Vote: 7 ayes / 0 nays, motion Passed

6. ITEMS FOR FUTURE FOLLOW-UP:

General communications of the President and Commissioners are provided and may be considered for inclusion on a future agenda. There will be no discussion or decisions made related to these items at this meeting.

None

7. ADJOURNMENT

Moved by: Lori Hansen / Pam Bakken

Moved: To Adjourn

Vote: 7 ayes / 0 nays, motion Passed

The meeting was adjourned at 8:31 PM.

/s/: Deanna Werner
City Clerk



ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: March 3, 2025
DEPARTMENT: Economic Development
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 4.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Meeting Minutes for February 24, 2025 Economic Development Authority Special Meeting

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve as presented by consent.

OVERVIEW

Approval of meeting minutes for the Special EDA Meeting held on Monday, February 24, 2025

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 02-24-2025 Special EDA Minutes



SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY MINUTES OF FEBRUARY 24, 2025

1. CALL TO ORDER

President Jimmy Francis called the special meeting of the EDA to order at 8:13 PM on Monday, February 24, 2025.

2. ROLL CALL

Present: Tom Seaberg, Jimmy Francis, Lori Hansen, Pam Bakken, Todd Podgorski, Matt Thompson, Joe Kaliszewski

Absent: None

Staff Present: Ryan Garcia, City Administrator

3. APPROVAL OF AGENDA

Moved by: Joe Kaliszewski / Todd Podgorski

Moved: To Approve agenda as presented.

Vote: 7 ayes / 0 nays, motion

4. CONSENT AGENDA

All items listed on the Consent Agenda are items, which are considered routine and will be approved by one motion. There will be no separate discussion of these items unless requested by a member of the governing body or citizen, in which case the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

A. Mortgage Satisfaction - Applicant #1981

Moved by: Matt Thompson / Lori Hansen

Moved: To approve by consent as presented.

Vote: 7 ayes / 0 nays, motion Passed

5. ITEMS FOR FUTURE FOLLOW-UP

General communications of the President and Commissioners are provided and may be considered for inclusion on a future agenda. There will be no discussion or decisions made related to these items at this meeting.

- Commissioner Seaberg asked for clarification of the zoning status of the “Jiffy Stop” property at Concord and Wentworth. Mr. Garcia relayed that the City Attorney has confirmed that the property lost its legal nonconforming rights due to being dormant for more than one year.
- Referencing the South St. Paul Animal Hospital project, President Francis suggested that in the future the EDA be more judicious about working with inexperienced developers.

- Commissioner Kaliszewski inquired about the timeline for demolition of the building at 240 Concord Street North, owned by the EDA since November 2024. Mr. Garcia advised that to retain the EDA's ability to utilize Redevelopment TIF for the future redevelopment of this property, the property needs to be occupied by a substandard building. TIF law would limit our ability to three years after demolition to establish a Redevelopment TIF District. Mr. Garcia suggested that redevelopment of this property may not occur within three years, as the market is still somewhat slow-moving, and the objective is to begin the redevelopment of the Hardman Triangle along Grand Avenue.

6. ADJOURNMENT

Moved by: Pam Bakken / Tom Seaberg

Moved: To Adjourn

Vote: 7 ayes / 0 nays, motion

The meeting was adjourned at 8:22 PM.

/s/: Deanna Werner
City Clerk



ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: March 3, 2025
DEPARTMENT: Economic Development
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 4.C.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Amendment #1 to Development Agreement - Blue River Holdings, LLC

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Through Consent, motion to approve the First Amendment to Development Agreement with Blue River Holdings, LLC.

OVERVIEW

On September 16, 2024 the EDA approved a Purchase and Development Agreement with Blue River Holdings, LLC for the construction of a 12,000 square foot commercial building at the EDA-owned property on the west side of Concord Exchange South, immediately north of Al's Corral. The Agreement identified a relatively long contingency and closing window, to afford the developer – the owner/operator of the business proposed to be primary tenant for the new development (South St. Paul Animal Hospital) – sufficient time to work through their financing process. SBA Financing was approved in July 2024, and the Developer is currently in underwriting with Sunrise Banks New Markets Tax Credit division but unable to close on or before February 28, 2025. Thus, the Developer is requesting an adjustment to the closing date as found in the Agreement, to “On or before May 31, 2025”. Fully recognizing this project has seemingly been stuck in neutral for quite some time, we nonetheless have the impression from Sunrise and the Developer that the project will finally be ready to proceed in late Spring/early Summer 2025.

Staff is recommending approval of Amendment #1 as presented.

SOURCE OF FUNDS

The EDA-owned property has been property tax exempt for a number of years. The proposed development should be expected to generate a total market value for taxable purposes of between \$2,500,000 and \$3,000,000, which would result in a total annual property tax bill (in 2024 figures) of between \$75,000 and \$93,000. At current tax rates, the City portion of this property tax bill is estimated at \$21,000 - \$26,000, while the SSD #6 portion is estimated at \$15,000 - \$19,000.

\$250,000 in RIG funding from the CDA is already approved for this project. RIG funding is

provided on a 2:1 basis, meaning that for every dollar of RIG funding dedicated to the project, the grant recipient must match two dollars in funding. Matching funds will be provided for by the developer, well in excess of the 2:1 requirement.

A \$75,000 forgivable loan for the acquisition cost was approved in June 2024 that would essentially be a paper transaction in Fund 40490 (Concord TIF Fund). Rather than receive the \$75,000 in proceeds at closing from the developer, the TIF Fund would provide the \$75,000 in the form of a loan which is then immediately paid to the TIF Fund as sales proceeds, essentially a net “\$0” transaction in the TIF.

ATTACHMENTS

1. First Amendment to Development Agreement
2. Property Orientation Map
3. Approved Development Plan

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “First Amendment”) is entered into as of March 3, 2025 (the “Effective Date”), by and between the South St. Paul Economic Development Authority, a public body corporate and politic organized under the laws of Minnesota (“EDA”), and Blue River Holdings LLC, a Minnesota limited liability company (“Developer”).

RECITALS

Recital No. 1. EDA and Developer entered into a Contract for Private Development dated September 16, 2024 and recorded as Document No. _____ on _____ in the Dakota County Recorder’s Office (“Development Agreement”) for the purchase and sale of the Property identified in the Development Agreement.

Recital No. 2. Developer has requested the Development Agreement be amended to extend the Closing Date.

Recital No. 3. EDA does not object to the extension.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this First Amendment and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Section 1(F) of the Development Agreement shall be removed and replaced in its entirety as follows:

F. “Closing” or “Closing Date” means on or before May 31, 2025, unless otherwise agreed to by the parties.
2. Except as provided for above, the terms and provisions of the Development Agreement shall remain in full force and effect.

3. This First Amendment and all disputes or controversies arising out of or relating to this First Amendment or the transactions contemplated hereby shall be governed by, and construed in accordance with, the internal laws of the State of Minnesota, without regard to the laws of any other jurisdiction that might be applied because of the conflicts of laws principles of the State of Minnesota.
4. Nothing contained herein shall be deemed a waiver by the EDA of any governmental immunity defenses, statutory or otherwise, or of the maximum liability limits provided by Minnesota Statutes, Chapter 466.
5. This First Amendment may be executed in two or more counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by the parties and delivered to the other parties.
6. This First Amendment shall not be amended, modified or supplemented, except by a written instrument signed by an authorized representative of each party.

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IN AGREEMENT, the parties hereto have hereunto set their hands as of the Effective Date.

**SOUTH ST. PAUL ECONOMIC
DEVELOPMENT AUTHORITY**

By _____
James P. Francis
Its President

By _____
Ryan Garcia
Its Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by James P. Francis and Ryan Garcia, the President and Executive Director respectively, of the South St. Paul Economic Development Authority, a public body corporate and politic organized and existing under the Constitution and laws of Minnesota, on behalf of the EDA.

Notary Public

**DEVELOPER:
BLUE RIVER HOLDINGS LLC**

By: _____
David Abramowicz
Its Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by David Abramowicz, the Manager of Blue River Holdings LLC, a Minnesota limited liability company, on behalf of said limited liability company.

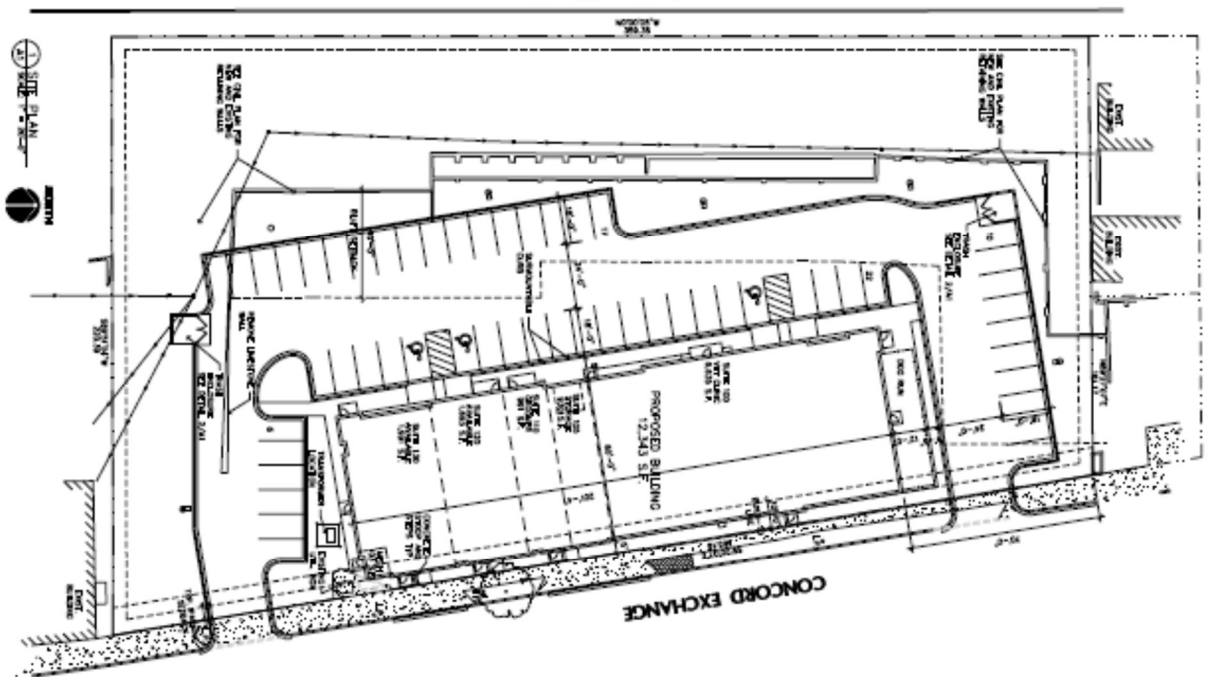
Notary Public

**THIS INSTRUMENT WAS DRAFTED BY
AND AFTER RECORDING RETURN TO:**

LeVander, Gillen & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
651-451-1831

PROPERTY/ORIENTATION MAP



[illegible]

Project No. 200222-3

A1

[illegible]

**SOUTH ST. PAUL
ANIMAL HOSPITAL**
South St. Paul, Minnesota

CLAMPNET ARCHITECTS

400 Second Avenue
St. Paul, MN 55102
612-291-8700
FAX 612-291-8701

**BELMONT FOR
LEGISLATION
CONSTRUCTION**





ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: March 3, 2025
DEPARTMENT: Economic Development
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 4.D.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Temporary Storage Agreement

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Through Consent, Motion to approve a Temporary Storage Agreement with Designing Earth Contracting.

OVERVIEW

The EDA owns an approximately 15 acre property located south of I-494 between the Mississippi River and Hardman Avenue which was previously identified for redevelopment as a part of the Wakota Crossing Industrial Development Concept. Throughout 2023 and 2024, Designing Earth Contracting was permitted to place clean sand fill material at the site in accordance with a preliminary development agreement between the City, EDA and Capital Partners Development, and a Grading and Fill Permit issued to Designing Earth by the City. Capital Partners' preliminary development agreement was terminated in July 2024, and the Grading and Fill Permit expired at the end of 2024. Recognizing the potential to leverage this material to assist with development of EDA-owned sites in the vicinity of the Wakota Crossing site, Staff and Designing Earth are interested in continuing to store the clean fill at this location at least through the upcoming construction season. As such, the attached Temporary Storage Agreement has been prepared. If this agreement is approved, Designing Earth will also be required to renew their grading and fill permit.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. Temporary Storage Agreement

TEMPORARY STORAGE AGREEMENT RELATING TO EXTERIOR MATERIAL ON CITY PROPERTY

THIS AGREEMENT (“Agreement”) is made, entered into and effective this ____ day of March, 2025, (“Effective Date”) by and among the South St. Paul Economic Development Authority, a public body corporate and politic organized under the laws of Minnesota (“EDA”), and Designing Earth Contracting, Inc., a Minnesota corporation (“Designing Earth”).

Subject to the terms and conditions hereafter stated and based on the representations, warranties, covenants, agreements and recitals of the parties herein contained, the parties do hereby agree as follows:

ARTICLE 1 **DEFINITIONS**

The following terms, unless elsewhere specifically defined herein, shall have the following meanings as set forth below.

1.1 City. “City” means the City of South St. Paul, a Minnesota municipal corporation.

1.2 EDA Property. “EDA Property” means the following real property identified as Dakota County Parcel ID Number 36-83210-01-020, located in the City of South St. Paul, Dakota County, Minnesota:

Lot 2, Block 1 Wakota North.

1.3 Permitted Activities. “Permitted Activities” means the unsecured exterior storage conducted on a portion of EDA Property, as depicted on Exhibit A, including the stockpiling of clean soil, rock, sand, and gravel.

1.4 Site Plan. “Site Plan” means the site plan relating to Designing Earth’s use of the Property attached as Exhibit B.

1.5 Stabilization Costs. “Stabilization Costs” means any costs incurred by the EDA to stabilize the Property in the event the Designing Earth terminates this Agreement or abandons any materials associated with the Permitted Activities defined herein.

ARTICLE 2 **RECITALS**

2.1 Designing Earth previously accessed the EDA Property through their affiliation with Capital Partners Development, LLC., which had license to access the EDA Property and conduct predevelopment activities under that Certain Preliminary Development Agreement and License Agreement by and between the City of South St. Paul, South St. Paul Economic Development Authority (collectively, “Capital Partners Agreements”), which terminated upon the request of Capital Partners Development, LLC. on August 5, 2024.

2.2 Designing Earth has requested the continued access/use of the EDA Property in accordance with the Permitted Activities as defined in Section 1.3 herein.

2.3 Subject to the terms of this Agreement, the EDA is willing to allow Designing Earth to use a portion of the EDA Property for purposes described herein if the conditions of this Agreement are met.

2.4 Designing Earth is required to obtain and maintain any necessary permits required by the City or other governmental authorities to perform the Permitted Activities on the EDA Property.

ARTICLE 3 **CONDITIONS**

3.1 Term of Agreement. This Agreement shall begin on the Effective Date and Terminate on November 30, 2025 or when Designing Earth removes all material from the EDA Property and restores the EDA Property to its previous condition and in accordance with Section 3.4, whichever occurs first (“Termination Date”).

3.2 Purpose and Use. The purpose and use of the Agreement is to allow Designing Earth to enter onto the EDA Property for the sole purpose of carrying out the Permitted Activities defined in Section 1.3 herein. Designing Earth shall not import, or allow to be imported, any additional material such as clean soil, rock, sand and gravel without permission of the EDA. Designing Earth and EDA agree that any request by Designing Earth to import additional material to the EDA Property may necessitate an Amendment to this Agreement, at the sole discretion of the EDA.

3.3 Access. Designing Earth shall use a route to access the portion of EDA Property for its Permitted Activities, as approved by the EDA and as generally depicted on Exhibit B, which shall not be unreasonably withheld.

3.4 Rent. Designing Earth shall pay to EDA Rent in the amount of Six Thousand and 00/100 Dollars (\$6,000.00) per month throughout the Term of the Agreement, payable on or before the 1st day of each month.

3.5 Removal of Equipment. All of Designing Earth’s equipment, tools, material, etc. must be removed from the EDA Property by no later than the Termination Date. If not removed, the City shall remove the Designing Earth’s equipment, tools, material, etc. and all costs associated with removal and storage of Designing Earth’s equipment, tools, etc., as well as repairing any damage to the EDA Property, shall be the responsibility of Designing Earth.

3.6 Maintenance of EDA Property and Nuisance Activity. Designing Earth agrees to maintain the EDA Property and keep it free and clear of trash and debris, except as placed in proper receptacles. Designing Earth agrees that each will not create a nuisance with excessive

noise, trash, smoking or other nuisance activity and will cooperate with all EDA Staff to address any complaints.

3.7 Inspection. EDA and City shall have the right to enter upon the EDA Property at all times to inspect the same for compliance by Designing Earth with the terms and conditions of this Agreement.

3.8 Costs; Escrow. Designing Earth shall be solely responsible for all costs incurred by Designing Earth. Within five business days of full execution of this Agreement, the Designing Earth agrees to submit to the City \$20,000 ("Escrow Funds") to cover the City's Stabilization Costs. Any remaining Escrow Funds shall be returned to Designing Earth upon completion of restoration activities by Designing Earth at the Property meeting the reasonable satisfaction of the EDA and City.

3.9 EDA and City Not Responsible For Designing Earth's Permitted Activities. Nothing contained herein shall be deemed an assumption by the EDA or City of any responsibility for aiding or assisting in the Permitted Activities by Designing Earth.

3.10 Remedies. If the Designing Earth fails to perform its obligations under this Agreement, and such failure continues for a period of thirty (30) days following written notice from the EDA, then the EDA may terminate this Agreement or avail itself of any remedy afforded by law or in equity. No remedy herein conferred upon or reserved to the EDA shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

3.11 Indemnification. The Designing Earth shall indemnify, defend and hold the EDA, the City, its council, agents, consultants, attorneys, employees and representatives harmless against and in respect of any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies including interest, penalties and attorneys' fees, that the EDA or City incurs or suffers, which arise out of, result from or relate to any of the following:

- (a) The Designing Earth's performance of the Permitted Activities;
- (b) Failure by the Designing Earth to observe or perform any covenant, condition, obligation or agreement on their part to be observed or performed under this Agreement; and
- (c) Use of the EDA Property for Designing Earth's performance of the Permitted Activities;

unless caused by the EDA's or City's gross negligence.

3.12 Indemnification. The EDA shall indemnify Designing Earth, defend and hold its agents, attorneys, employees and representatives harmless against and in respect of any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies including interest, penalties and attorneys' fees, that Designing Earth incurs or suffers, which arise out of, result from or relate to the EDA's or City's use of the EDA Property, unless caused by Designing Earth's gross negligence.

ARTICLE 4 **MISCELLANEOUS PROVISIONS**

4.1 Continuing Right To EDA Property. Nothing contained herein shall be deemed a waiver or abandonment or transfer of the right, title and interest that the EDA holds to the EDA Property.

4.2 Risk of Loss. Designing Earth understands and agrees that the EDA Property may be adversely affected by damage arising out of the EDA's or City's use of the EDA Property or by members of the public because it is located on public property. The parties agree that neither the EDA nor City are responsible for any damage, vandalism, or destruction of the EDA Property.

4.3 No Third Party Recourse. Third parties shall have no recourse against the EDA or City under this Agreement.

4.4 Assignment. This Agreement is not assignable without mutual written consent of the parties.

4.5 Binding Agreement. The parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the EDA Property and shall be binding upon the heirs, successors, administrators and assigns of the parties.

4.6 Notices. Notices shall be deemed effective upon delivery to the following:

If to EDA:	South St. Paul Economic Development Authority Attn: Executive Director 125 3 rd Avenue North South St. Paul, MN 55075
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If to Designing Earth:	Designing Earth Contracting Attn: Jesse Neumann 1282 187 th Ln. E East Bethel, MN 55011
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4.7 Amendment And Waiver. The parties hereto may by mutual written agreement amend this Agreement in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this Agreement or in any document delivered pursuant hereto which inaccuracies would

otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement and performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this Agreement. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

4.8 Governing Law. This Agreement shall be governed by and construed in accord with the laws of the State of Minnesota.

4.9 Headings. The subject headings of the sections this Agreement are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

4.10 Data Practices Compliance. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement the year and day first set forth above.

SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY

James P. Francis
President

Ryan Garcia
Executive Director

DESIGNING EARTH CONTRACTING, INC.

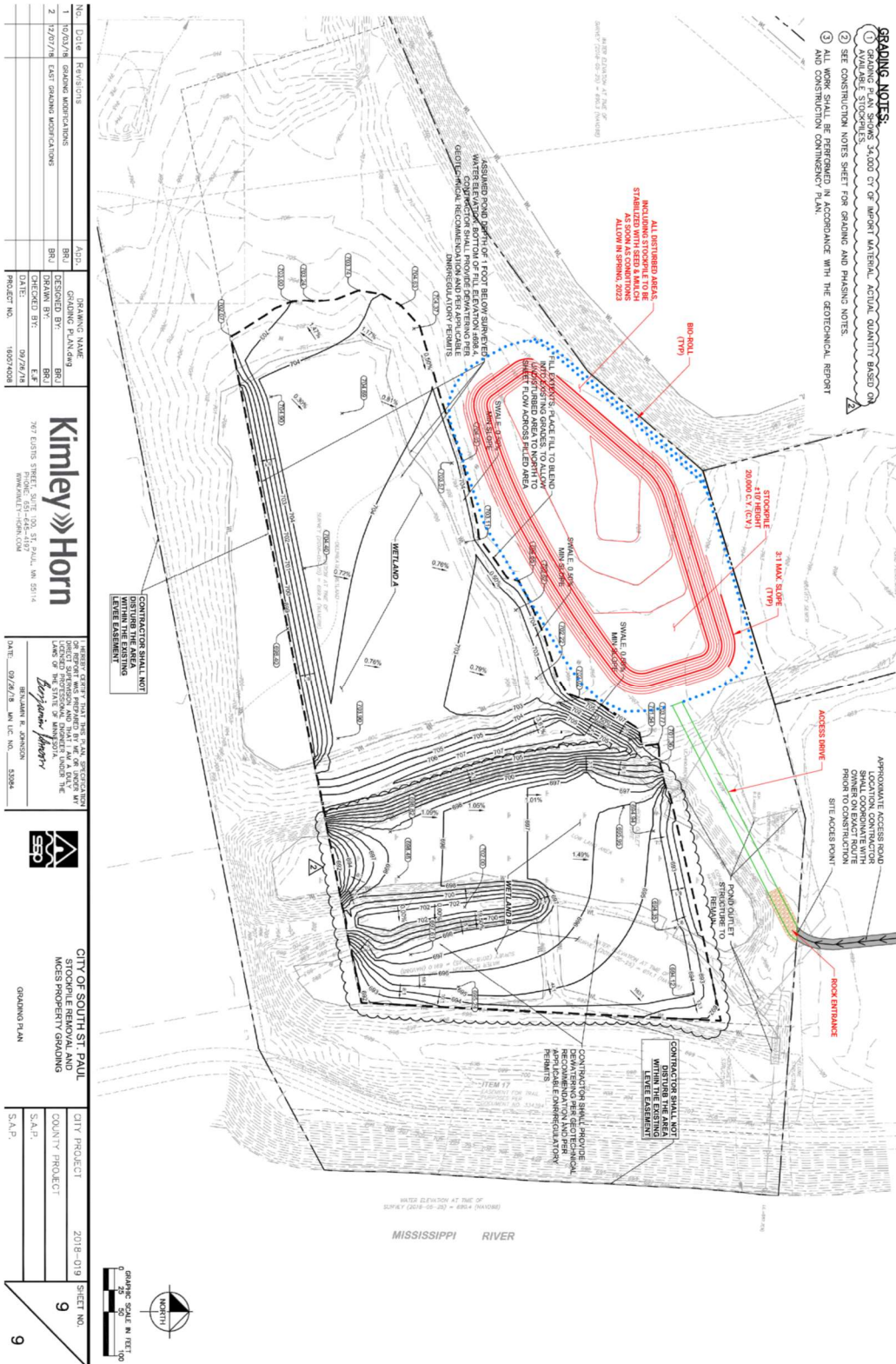
By: 

Its: Pres.

EXHIBIT A
DEPICTION OF PROPERTY



EXHIBIT B SITE PLAN





ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: March 3, 2025
DEPARTMENT: Economic Development
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 5.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Hardman Triangle Conceptual Masterplan & District Stormwater Guide

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to approve Resolution 2025 - 5, adopting the Hardman Triangle Conceptual Masterplan & District Stormwater Guide as the EDA's preferred site development strategy for the Hardman Triangle.

OVERVIEW

The City's [2017 Economic Development Strategy \(Updated in 2021\)](#) identified an approximately 20-acre area lying between Concord Street, Hardman Avenue, and Grand Avenue as a key focus area for redevelopment. The City's [2040 Comprehensive Plan](#), adopted by Resolution 2019 - 180, formalized the City's intentions to "Establish a community mixed-use destination area in the vicinity of the Hardman/Concord Triangle" (Goal 4.26). In early 2020, the City's [Hardman Triangle Redevelopment Plan](#), which established a framework for development of a vital mixed-use district at this key location in the community, was prepared through multiple joint worksessions of the EDA and Planning Commission and approved in March 2020. Following the approval of these cornerstone policy documents, Staff and the EDA have made progress towards positioning the City for successful revitalization of the Hardman Triangle, including leveraging state and Met Council grant opportunities to assess the opportunities and constraints related to future development of this area, being opportunistic in assembling property for future redevelopment, and engaging the development community to illuminate the untapped potential of this river-adjacent district.

The 2020 Redevelopment Plan established a high-level framework to demonstrate the development potential of the Hardman Triangle, but it was not intended to establish with any detail how new public infrastructure within the Triangle would be laid out internally or integrate into existing public infrastructure at the site's edges. With this in mind, on November 4, 2024 the EDA approved a proposal for professional services with Tushie Montgomery Architects (TMA) and Barr Engineering to develop a District Master Plan to provide a specific focus for the following elements of future site development:

- Future site and development parcel boundaries

- Refined development and land-use mix
- Future street and utility rights-of-way
- Future green space
- Site and regional Stormwater Management Infrastructure and Facilities

As the Council is aware, a Preliminary Development Agreement with ZAS, LLC for the southern portion of the Hardman Triangle area was approved by the EDA on November 4, 2024, while the South Triangle Redevelopment Tax Increment Finance District Plan was approved by the EDA and City Council on February 3, 2025. At Monday's meeting, we look to take another important step in realizing the City's vision for the Hardman Triangle by reviewing and approving the attached District Master Plan and Stormwater Guide. Upon approval, the Master Plan will serve to guide the City's, EDA's and the private development community's future actions related to property subdivision, road and utility extensions, stormwater management, and site development for the Hardman Triangle. The Council and interested members of the public are encouraged to review the master plan in its entirety prior to Monday's meeting, but a few high-level notes to highlight:

- Existing subsurface conditions (Page 4) are critical factors that shape the development possibilities for this site.
 - Weak, slow-draining soils and underlying swamp deposits are highly susceptible to ongoing settlement under heavy weight. What this means is that multi-story buildings especially can not be supported by the current soils as they will be at ongoing risk of foundation cracking, differential settlement, and other detrimental building impacts, so "ground improvement" techniques are necessary to support most buildings in this area.
 - Groundwater is very near the surface throughout the site. This limits the ability to excavate for underground parking without significant de-watering (and potentially encountering contaminated soil and groundwater), which in turn limits the overall feasible density of development at the site. Thankfully, the grade change between Concord Street and "ground level" within the Hardman Triangle allows for a level of under-building parking so that the Concord Street frontage will not be lined with the wall of a parking garage.
- Current zoning allows for up to 75 dwelling units per acre. Given the conditions mentioned above and the associated costs related to these and other challenges (environmental), residential development will likely need to come close to this density in order to remain economically viable (between 570 - 680 units overall in multiple buildings and phases over a period of approximately 10 years).
- The plan incorporates the Restaurant/Destination Retail component (approximately 35,000 square feet) which has been proposed as part of the ZAS preliminary development agreement, and also envisions potential future mixed-use and commercial development (envisioning a mid-format grocer and other retail uses totaling another 40,000+ square feet) along Hardman Avenue. These future uses are conceptual - to be clear there is not currently a developer committed to pursuing these concepts - and the sites are laid out to allow for flexibility of uses and scales of development along Hardman in the future.
- An interconnected public roadway system, with on-street parking and sidewalk, is

proposed to be introduced within the triangle as development progresses south to north. Alignment with existing Bridgepoint Drive for the main north-south entrance into the district from Grand attempts to mitigate the challenges of offset intersections and acknowledges the transition from more industrial-focused traffic (to the south) to the more residential/retail proposed within the triangle.

- To most efficiently and feasibly develop this neighborhood, the plan suggests that a central, "district" stormwater management area be implemented as development progresses from south to north at the site. This central stormwater feature, in addition to serving a critical water quality and flood management function, is envisioned to serve as a mostly passive recreational feature for the neighborhood and community.

The Master Plan is intended to serve as a guide for the phased, thoughtful, cohesive, and attainable redevelopment of the Hardman Triangle. While we are at a preliminary development agreement for the southwestern portion of the Hardman Triangle today and at this time we are not engaged with the development community on the other sites within the Hardman Triangle, the depth and breadth of this Master Plan provides a level of direction and predictability to the City, EDA and market for future development opportunities within the district. Staff is proud of this work and we are hopeful that the Council finds the Master Plan to provide clear direction and expectations for this key site.

Evan Jacobsen, Principal Architect with TMA and project manager for the Master Plan, will be in attendance to deliver a summary presentation and answer any questions from the Council.

SOURCE OF FUNDS

The City utilized a Livable Communities Demonstration Account Pre-Development Grant for master planning in the Hardman Triangle, with matching funds through the City's Development Fund (20284) also allocated for this project.

ATTACHMENTS

1. Hardman Triangle Conceptual Masterplan and District Stormwater Guide
2. Resolution 2025 - 5

Hardman Triangle Masterplan

Conceptual Masterplan & District Stormwater Guide



Hardman Triangle Masterplan

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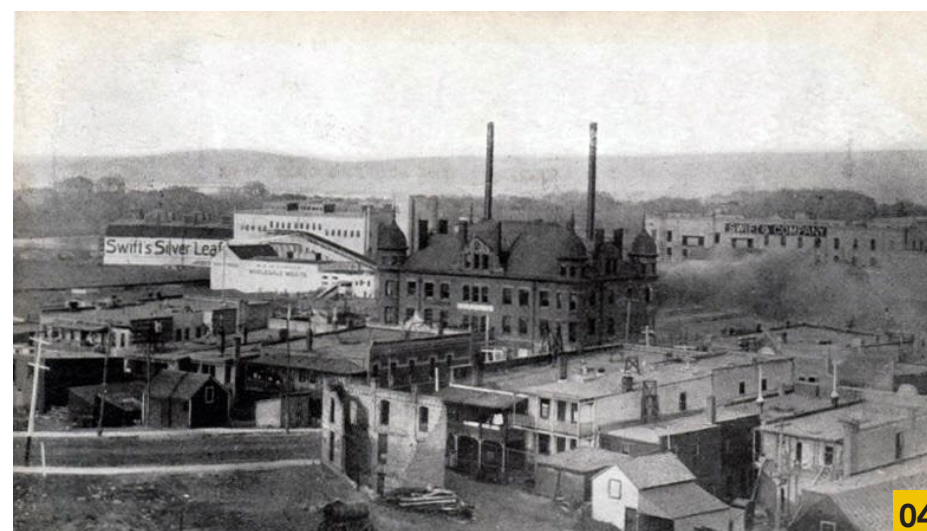
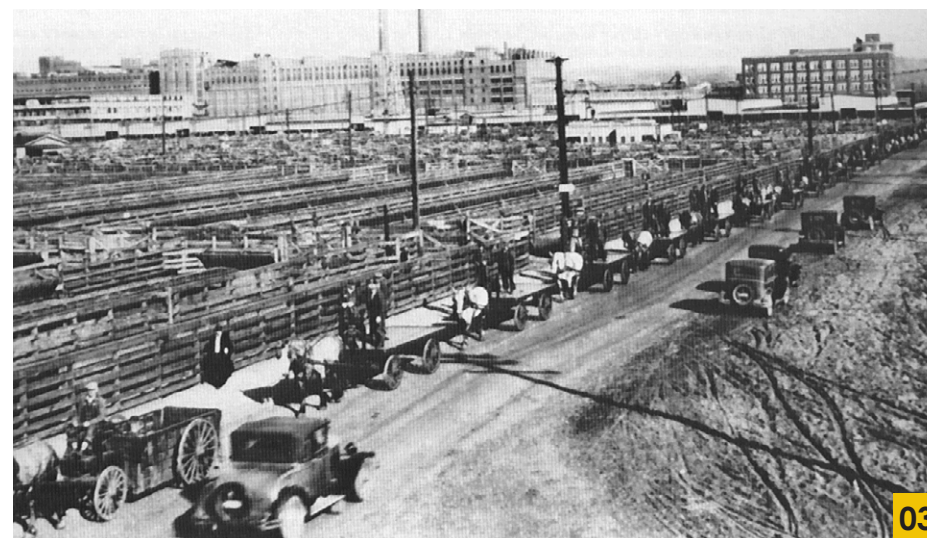
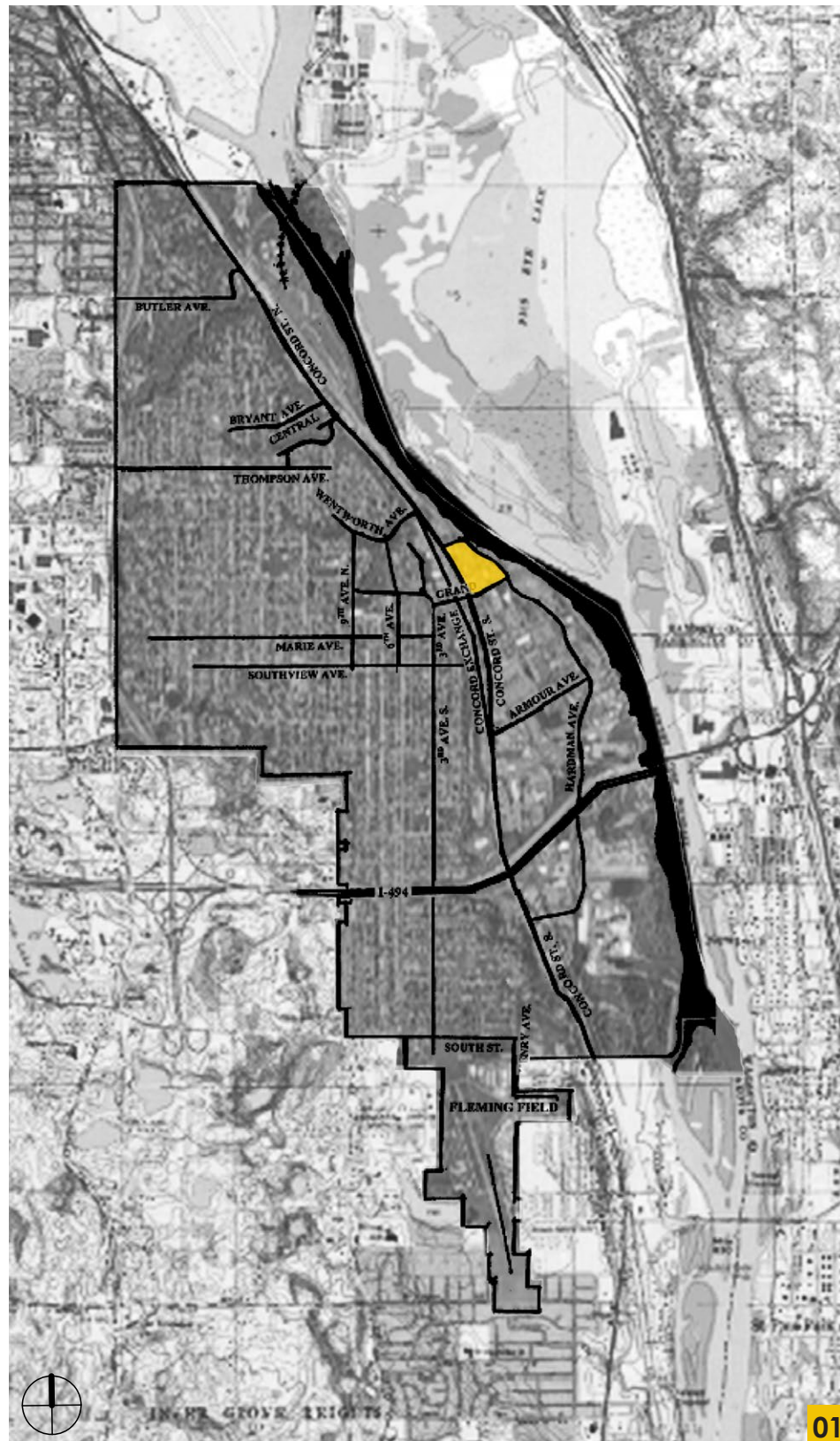
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Hardman Triangle Masterplan

Section 01 | **Hardman Triangle Site**



01 Site | Site Background



History

The Hardman Triangle is a small but historically significant area in South St. Paul, Minnesota. Located at the intersection of Concord Street, Grand Avenue, and Hardman Avenue, it lies in the heart of the city.

In the late 19th and early 20th centuries, South St. Paul was a major industrial hub, driven by the meatpacking industry and railroads. For many years, the Hardman Triangle played a key role in the city's economic activity, housing a variety of businesses, industrial firms, and transportation services. However, as industrial activity shifted elsewhere, the area experienced a decline.

Today, the Hardman Triangle represents a unique blend of South St. Paul's industrial heritage and its evolving modern landscape. The area has transformed into a mixed-use neighborhood, reflecting the city's shift from heavy industry to a more diverse, vibrant community.

- 01** Dakota County Historical Society Historic SSP Map (W. G. Wolston)
Overlaid Dakota County GIS
- 02** South St Paul Historic Road Photo, Early 1920s
(Lois Glewwe - South St Paul Voice, 2005)
- 03** Hardman Site Historic Aerial Photo,
("South St Paul Future" Site)
- 04** Swift Packing Plant, South St Paul, Early 1910s,
(LakesnWoods - Dakota County Photo Gallery, Postcard Collection)

01 Site | Architectural Context



01



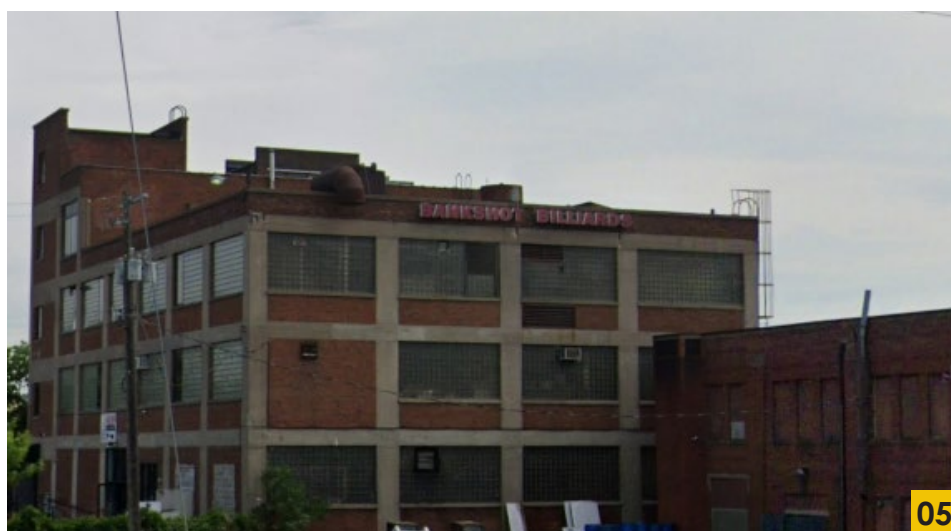
02



03



04



05



Surrounding Architecture

The Hardman Triangle's origins trace back to the early 20th century when South St. Paul was an industrial powerhouse. The area was once filled with warehouses, factories, and other commercial buildings that supported the city's role as a major hub, especially in the meatpacking and stockyards industry. The architecture of the time was typically of early-20th century industrial design---large, utilitarian brick buildings, wide loading docks, and steel framed structures that served the needs of the industrial economy.

In recent years, the Hardman Triangle and the surrounding area has undergone a transformation. Efforts to revitalize the area have turned it into a modern, mixed-use urban space. The new architecture blends restored historical buildings with sleek, contemporary design. Modern buildings featuring clean lines, glass facades, and open layouts now sit alongside the older industrial structures creating a dynamic contrast that honors the past while embracing the future.

The area's development emphasizes pedestrian-friendly spaces, including parks, public squares, and gathering areas that foster community interaction. This transformation is part of a larger trend of re-purposing industrial areas for modern needs, while preserving their historical character and identity.

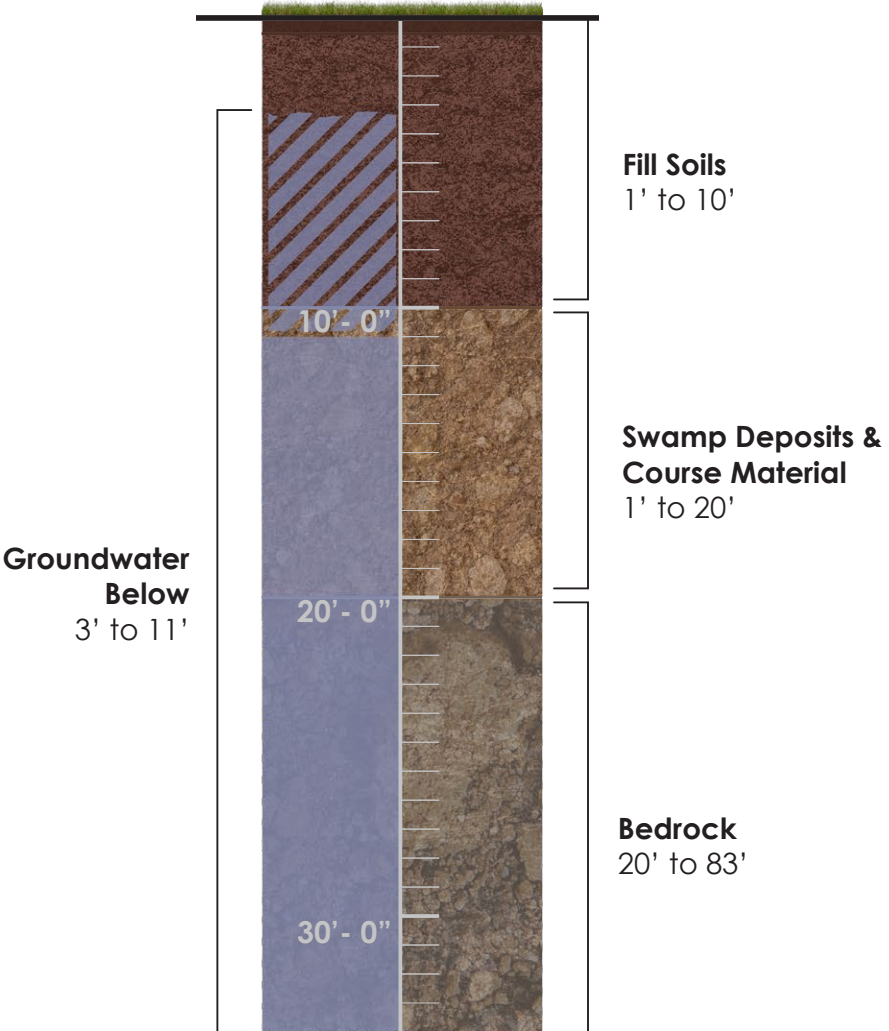
Today, the Hardman Triangle is a vibrant mix of South St. Paul's industrial legacy and its modern aspirations---transforming from an industrial zone to a sustainable, community-focused urban space that integrates both old and new architecture.

- 01** Former Armour Site 1919, St Paul Pioneer Press, Feb. 2021
- 02** Concord Exchange Building, Google Street View, May 2023
- 03** Former Concord Exchange Building Addition 1939, Library of Congress
- 04** 151 Grand Ave W, The Yards, Google Street View, May 2023
- 05** 130 Hardman Ave N, Google Street View, May 2023

01 Site | Existing Subsurface Conditions

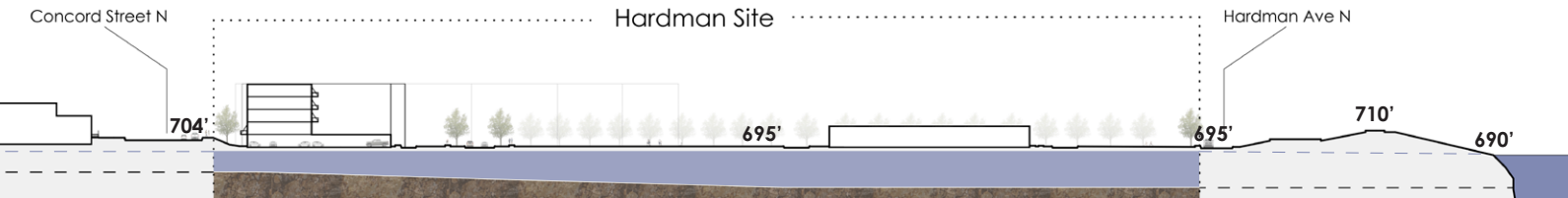


Geotechnical Exploration 2022, 2024 1" = 300'



Site Soil Diagram

1 Groundwater 3.5' Bedrock 22'	4 Groundwater 9.5' Bedrock 23.25'	7 Groundwater 7.5' Bedrock 23'	10 Groundwater 11' Bedrock 57'	13 Groundwater 4' Bedrock 31.75'
2 Groundwater 4' Bedrock 19.5'	5 Groundwater 5.5' Bedrock 24.5'	8 Groundwater 14' Bedrock 28'	11 Groundwater 9.5' Bedrock 83'	
3 Groundwater 3' Bedrock 19.5'	6 Groundwater 4' Bedrock 31.75'	9 Groundwater 11.5' Bedrock 29.5'	12 Groundwater 5' Bedrock 42'	



Soil

The Hardman Triangle site consists of a mix of fill soils, including silty sands, clayey sands, and sands with silt, with depths ranging from 1 to 10 ½ feet. These soils are weak, slow-draining, and prone to freeze-thaw cycles. Beneath the fill, swamp deposits are highly compressible, low-strength, and slow-draining. Below these, coarser materials like silty sands, sands, and sands with silt have moderately low strength and moderate compressibility, with varying drainage speeds and frost susceptibility. Interspersed clayey sands and sandy lean clays have low to moderate strength, high compressibility, and moderate frost risk. At deeper levels (20-83 feet), high-strength, low-compressibility Dolostone bedrock is present, which is very slow-draining.

Groundwater

Groundwater is present across the site at depths ranging from 3 to 11 feet. Due to the layering of slow-draining soils and faster-draining materials, perched water levels are probable.

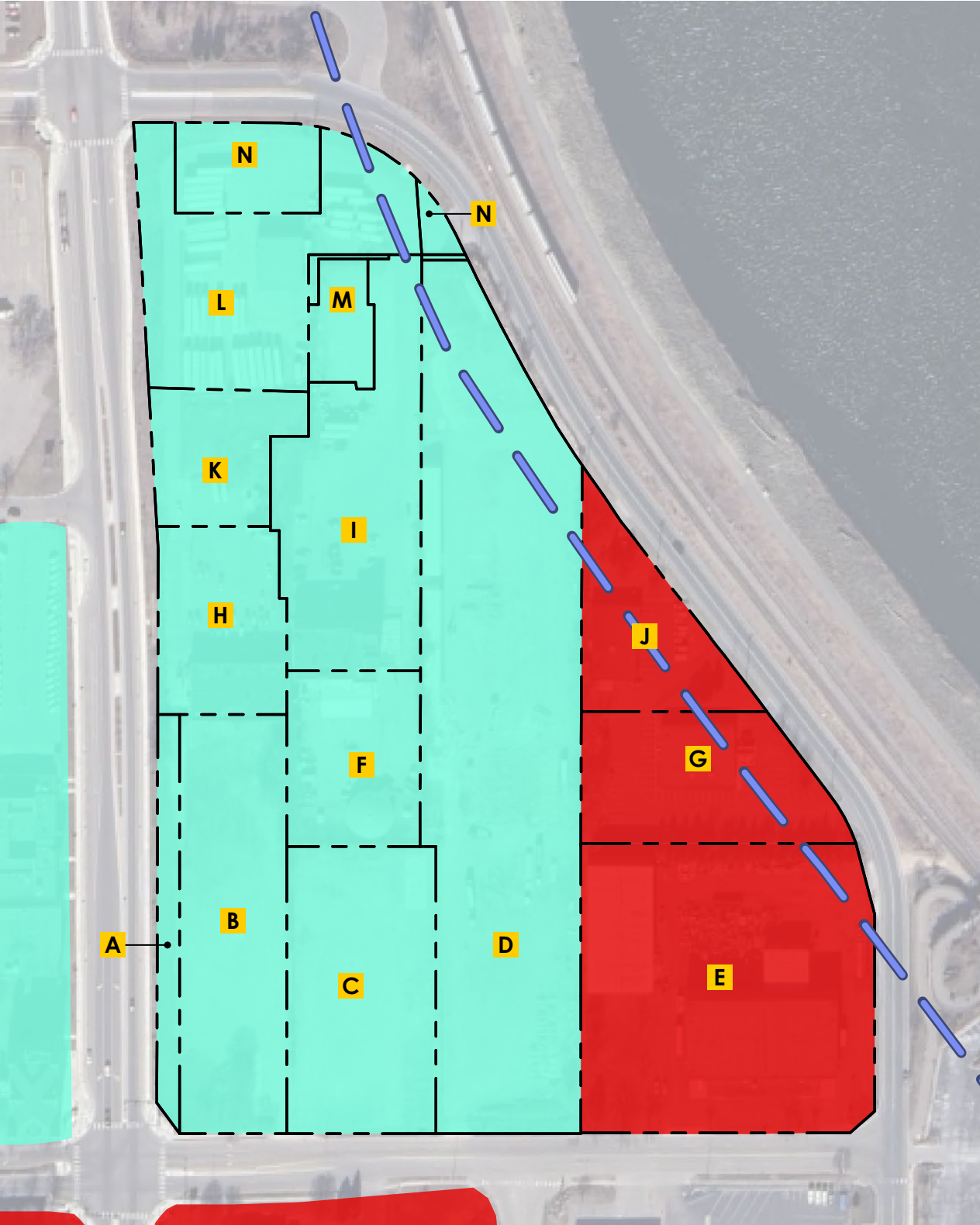
Building Footing Considerations

Given these conditions, excavation and refilling for building support structures would require extensive and costly efforts. To ensure structure stability, deep foundations extending to the bedrock would be ideal for supporting future building footings and slabs across the Hardman Triangle site. Site surcharging as a ground preparation technique can be a viable option for site support of lighter buildings in lieu of deep foundation options.

Takeaways

- 1. Foundations:** Options include foundation systems of driven piles, micropile foundations, rammed aggregate piers, with structural slabs at grade, site surcharging for lighter buildings.
- 2. Groundwater:** Given groundwater depths of 3-11', underground parking opportunities will be limited, if possible at all, and special consideration will need to be taken at elevator pits, drain tile and footing design.
- 3. Bedrock:** Generally, bedrock is highest at the west boundary of the Hardman Triangle, approximately 19' below grade (boring 3), and lowest at the east of the site approximately 85' under grade (boring 11).

01 Site | Existing Parcels & Zoning



Zoning Map (February 2024)

1" = 200'

A	N/A	SSP Development Vacant
B	N/A	SSP Development Vacant
C	135 Grand Ave E	SSP Development Vacant
D	139 Grand Ave E	SSP Development Vacant
E	200 Hardman Ave N	SRM Prop. INC Occupied
F	134 Hardman Ave	Long Cheng Prop. INC Occupied
G	266 Hardman Ave	United Food & Comm Workers Occupied
H	240 Concord St N	SSP Development Vacant
I	130 Hardman Ave	Pao C Yang Occupied
J	222 Hardman Ave	Binder & Binder LLC Occupied
K	N/A	SSP Development Vacant
L	302 Hardman Ave N	Coury Prop. LLC Occupied
M	N/A	SSP Development Vacant
N	Hardman Ave N	City of South St. Paul ROW
CGMU-1 - Concord Gateway Mixed Use Subdistrict 1		
GB - General Business		
Shoreland Overlay (300' to Mississippi River, OHWL)		
*All of the properties in the Hardman Triangle have CA-UM MRCCA Zoning		

Concord Gateway Mixed-Use

The purpose of the Concord Gateway mixed-use (CGMU) district is to facilitate compact, mixed-use development made mutually compatible through careful planning, urban design and coordinated public and private investment. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. The placement of building edges and the treatment of building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the CGMU.
City Code Section 118-125.a

Takeaways

Increased density aligns with the forecasted city growth in population, households and employment.

- 75 units/acre (other city mixed use: 60 units/acre)
- *City approval required for density transfer options exceeding 75 units/ acre
- Build-to-line setbacks apply to front and side yard
- At least 60% of the street frontage of any lot shall be occupied by the building facades meeting the build-to line (0-10 feet)
- Building height: 50' maximum, except as allowed by conditional use permit, 24' minimum (MRCCA - 65' maximum or as allowed by conditional use permit)
- Shoreland Overlay: The total area of all impervious surfaces on a lot shall not exceed 30% of the total lot area, and no structure shall exceed 35 feet in height, unless such structures are approved as part of a planned unit development.
- City has approved several with ~70% impervious area without DNR opposition

01 Site | Conceptual Masterplan Objectives



Marketable Site Boundaries

Identify and plan potential future property parcels on the Hardman Triangle site, strategically positioned and sized to support a mix of residential and commercial development. A centrally located park will be incorporated to seamlessly connect both residential and commercial areas, while also serving as a key site for stormwater management.

Right-of-Way

Right-of-way planning will accommodate vehicle circulation, additional site parking, pedestrian movement, and necessary utilities throughout the Hardman Triangle site. Most of the site's right-of-way will feature residential or commercial developments on one side, with open space and parks on the opposite side, fostering a strong community connection within the overall development.

Stormwater

The stormwater collection system across Harman Triangle will be designed to efficiently manage and filter runoff, ensuring compliance with city standards. The park's centralized design will integrate various methods of stormwater collection and filtration, enhancing both functionality and environmental sustainability. These features will be seamlessly incorporated into the park's public spaces, providing an interactive experience for visitors while promoting ecological responsibility.

Phasing

The proposed parcels, right-of-way, and stormwater management infrastructure are designed to accommodate phased development opportunities. The stormwater plan outlined ensures sufficient capacity, allowing for either full installation or a phased approach that meets applicable standards while aligning with the city's development goals and the future parcels needs.

Hardman Triangle Masterplan

Section 02 | Conceptual Masterplan



02 Masterplan | Proposed Masterplan



Conceptual Masterplan

1" = 200'

- 1 Multifamily Residential**
1.376 acres
110,800 FSF
123 units shown | 103 units allowed*
117 - 149 parking stalls | 1.21 ratio
 - 2 Retail**
1.701 acres
52 - 127 parking stalls
 - 3 Multifamily Residential**
2.089 acres
139,000 FSF
145 units shown | 169 units allowed*
157 - 210 parking stalls | 1.45 ratio
 - 4 Retail**
1.761 acres
53 parking stalls
 - 5 City Park | Stormwater Management**
3.454 acres
40 parking stalls
 - 6 Mixed Use | Multifamily Residential**
2.389 acres
162,900 FSF
176 units shown | 179 units allowed*
170 - 200 parking stalls | 1.12 ratio
 - 7 Mixed Use | Multifamily Residential**
3.052 acres
180,000 FSF
128 units shown | 228 units allowed*
172 - 210 parking stalls | 1.64 ratio
 - 8 Public Right of Way**
3.062 acres
32 parking stalls
- * City approval required for density transfer options exceeding 75 units/ acre

Marketable Land

The proposed re-platting of the 18.7 acre Hardman Triangle site creates 12.5 acres of developable land across 6 parcels. Mixed use, residential and retail uses align with the permitted uses in the CGMU-1 zoning district.

Greenspace

A centralized 3.5 acre park becomes a dedicated space acting as both a canvas for stormwater management and community interaction.

Right-of-Way

A city owned right-of-way corridor through the Hardman Triangle site with access from Grand Avenue and Hardman Avenue is at the core of the development. This right-of-way corridor will be home to the public utilities to each parcel.

679 residential units possible on developable parcels per Comprehensive Plan update to 75 units per acre*

02 Masterplan | Proposed Parcel Boundaries/Plats

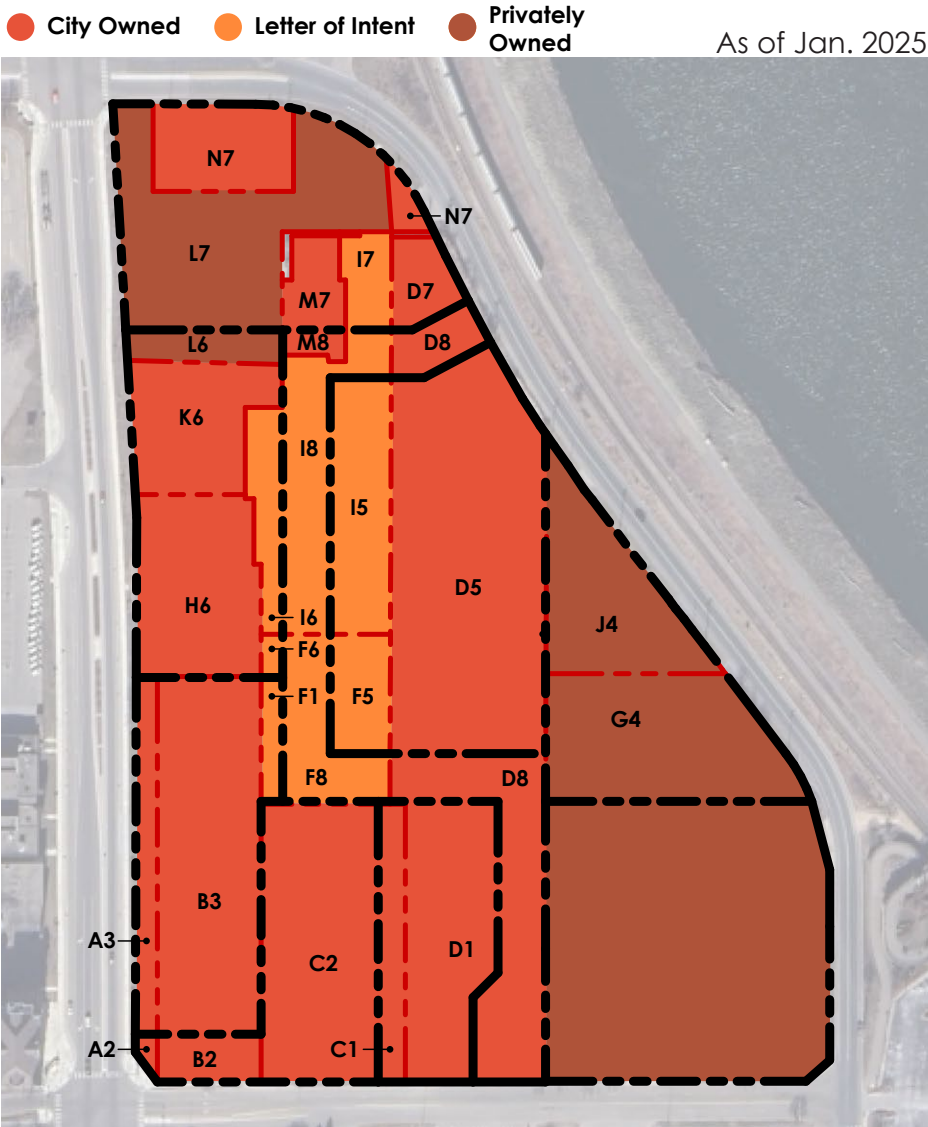


Marketable Plat Plan

1" = 200'

- 1 Multifamily Residential
1.376 acres
 - 2 Retail
1.701 acres
 - 3 Multifamily Residential
2.089 acres
 - 4 Retail
1.841 acres
4A 0.591 acres | ROW Option A
4B 0.290 acres | ROW Option B
 - 5 City Park | Stormwater Management
3.374 acres
5A 0.73 acres | ROW Option B
 - 6 Mixed Use | Multifamily Residential
2.389 acres
 - 7 Mixed Use | Multifamily Residential
3.052 acres
 - 8 Public Right of Way
2.471 acres
- Future Development Area
 - City Park & Stormwater Management
 - Shoreland Overlay
(300' to Mississippi River, OHWL)

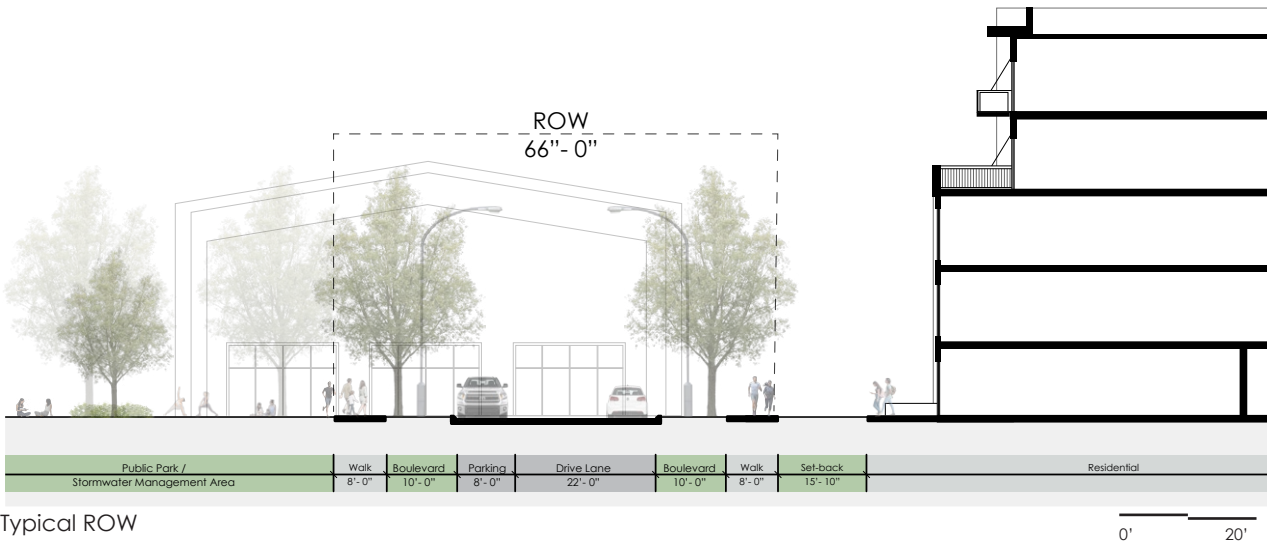
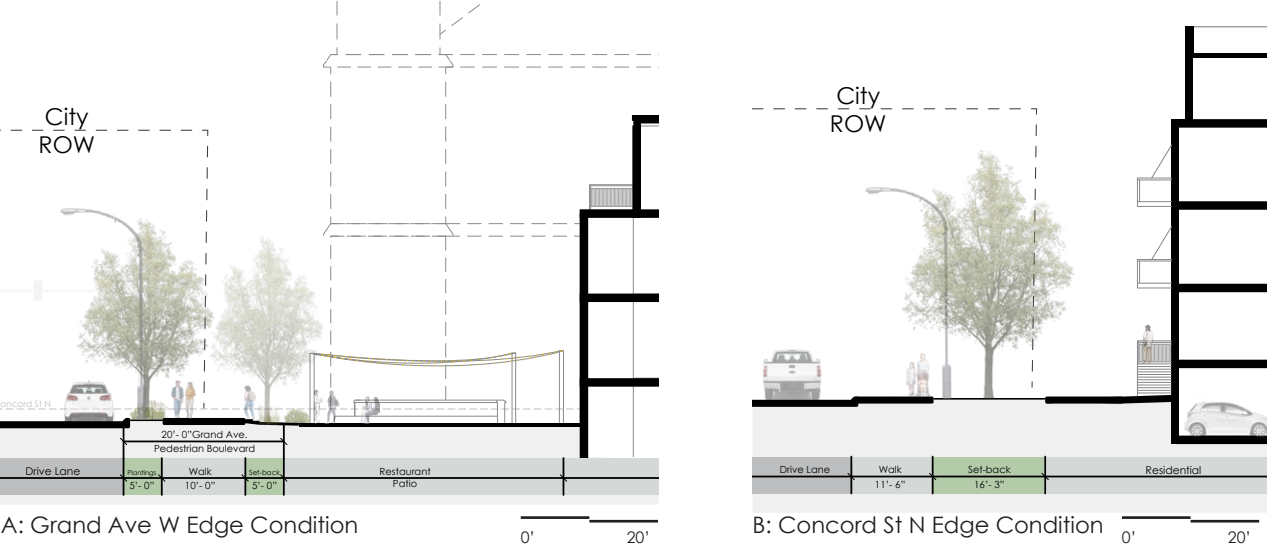
“The placement of building edges and the treatment of building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the Concord Gateway Mixed Use District.”
-City Code (Section 118-125)



Current Ownership Conditions

1" = 300'

02 Masterplan | Right-of-way



- 4A **Note:**
- 4B ROW location to be determined based on future parcel development requirements and constraints.
- 5A
- X **Note:**
Roadway and ROW geometry to be developed in coordination between City of South St. Paul and Roadway Engineer to consider width, curvature, radius and alignments.

Public Site Connection

The right-of-way through Harman Triangle will accommodate essential public utilities, facilitating connections across the site. It will also serve as a dedicated area for transportation and parking, strategically located between the building perimeters and public spaces. This design ensures seamless circulation and efficient access while integrating functional infrastructure into the overall layout.

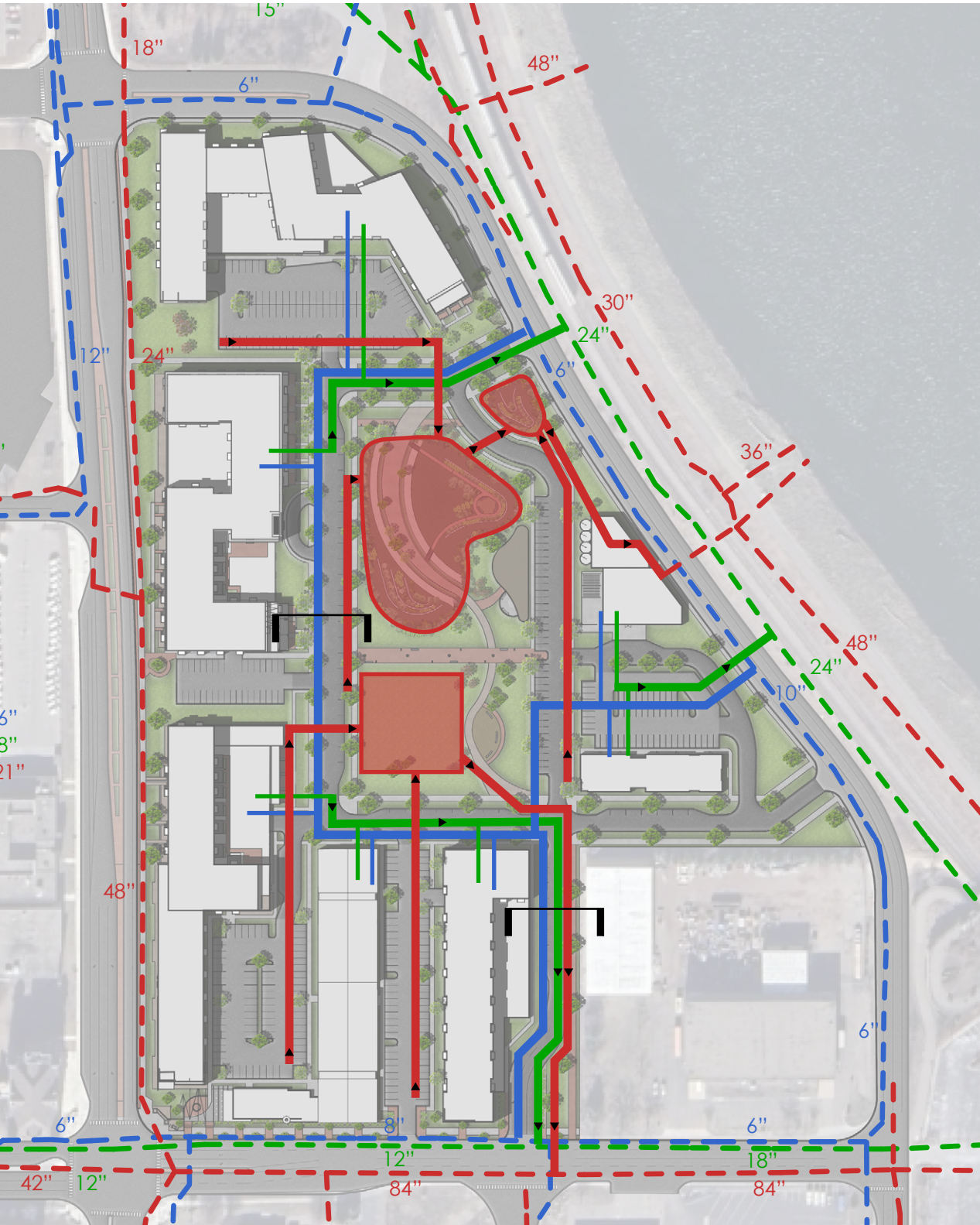
● Phase 1 ● Phase 2 ● Phase 3



Right-of-Way Plan

1" = 300'

02 Masterplan | Concept Utility Plan



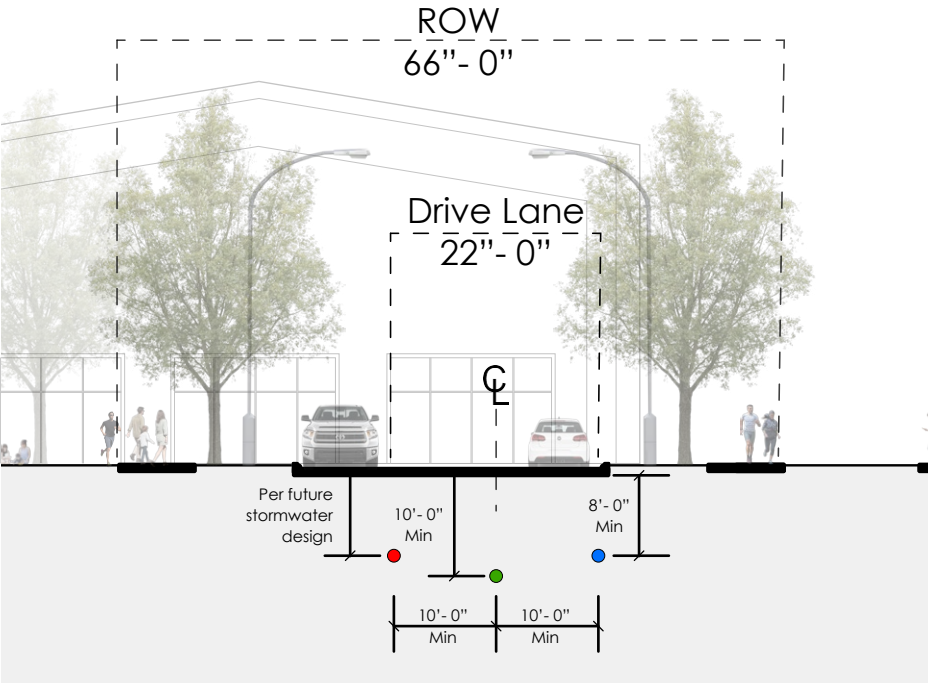
Utility Plan

- Existing Water Main
 - Proposed Water Main
 - Existing Sewer Main
 - Proposed Sewer Main
 - Existing Stormwater Main
 - Proposed Stormwater Main
- Xcel power lines to be installed underground (coordinate as future lots are developed)

Utilities

The proposed developments will be connected via Grand Avenue and Hardman Avenue through a planned right-of-way. Service connections can be phased to ensure access to all utility services located to the south and east of the Hardman Triangle site. This approach will facilitate seamless infrastructure integration for the development.

- Water Mains
- Sewer Mains
- Stormwater Mains



Typical ROW Utility Section

02 Masterplan | Stormwater



City Park / Stormwater Plan

1	1.376 acres 0.234 acres Pervious 1.143 acres Impervious
2	1.633 acres 0.289 acres Pervious 1.412 acres Impervious
3	2.256 acres 0.275 acres Pervious 1.814 acres Impervious
4	1.841 acres 0.500 acres Pervious 1.341 acres Impervious
5	3.374 acres 2.374 acres Pervious 1.061 acres Impervious
6	2.389 acres 0.383 acres Pervious 1.903 acres Impervious
7	3.052 acres 0.849 acres Pervious 2.071 acres Impervious
8	3.063 acres 0.882 acres Pervious 2.124 acres Impervious
Phase 1 Phase 2 Phase 3 Stormwater Main	

City Park / Stormwater Management

Given the subsurface groundwater elevations and the relatively level grades at the Hardman Triangle site, it is recommended to implement above-ground best management practices (BMPs) to effectively control stormwater across the entire park parcel

Phased BMP treatment of the entire Hardman Triangle site can be accomplished with phasing of the site stormwater as new developments come online.



Underground Storage & Treatment



Surface Filtration

02 Masterplan | Proposed Site Massing



Render: View of NW portion of District Stormwater/ Public Park



Render: Aerial View of District Stormwater/ Public Park

Community Stormwater Interaction

The surface stormwater system creates a vibrant environment for the community and fosters engagement via network of walking paths and seating areas throughout.

Hardman Triangle Masterplan

Section 03 | Conceptual Stormwater



03 Stormwater | Types of BMPs

Underground Storage and Treatment:

Stormwater is collected in an underground chamber and routed through filters.



37th Ave. - Minneapolis



Contech CMP Detention System

Surface Filtration:

Basin carved into surface landscape collects water that is filtered through media and routed downstream.



Lynmar Basin, Edina MN



Hassenbank Stormwater Park – Woodbury, MN

Enhanced Filtration:

Enhanced filter media is needed to achieve >50% total phosphorus reduction.

Media physically traps particulate phosphorus bound to sediment.

Media chemically reacts to bind dissolved phosphorus in stormwater (e.g., iron, calcium carbonate).



Seasons Park CC-17 Filter – Woodbury, MN



03 Stormwater | Education, Habitat & Connection



- 01 Towerside, Minneapolis
- 02 Seminary Pond Iron Enhanced Sand Filter
- 03 SEA School & Wildwood Park, Golden Valley

Multi-Benefit Opportunities

Visible and safely accessible stormwater management features provide opportunities for public engagement. Educational signage, trails, and seating areas provide passive recreation. Vegetative BMPs also provide biodiversity, pollinator habitat, and other ecological benefits.

Stormwater features provide an opportunity for social spaces, education, and vegetative habitat while providing treatment.

03 Stormwater | Rate Control Considerations



Stormwater Sizing Plan

1" = 200'

- Watershed Divide
- Existing Discharge
- Flow Direction

Existing Stormwater Conditions

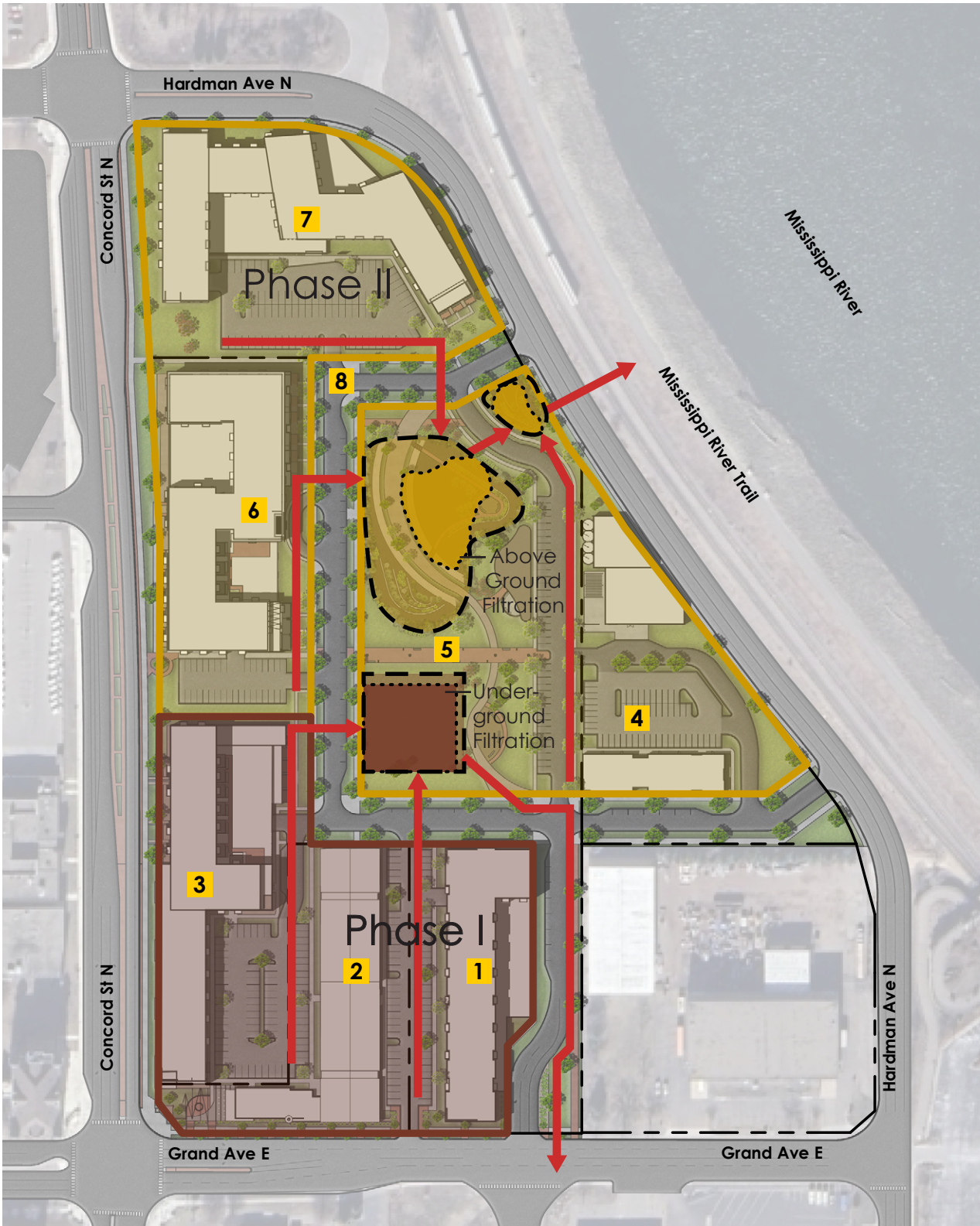
The existing conditions of the site drain similar watersheds to storm sewer along Hardman Ave and Grand Ave. Existing storm sewer outlets are undersized relative to new Atlas 14 precipitation amounts and intensities. Existing pipes restrict flow, requiring storage on-site to meet rate control requirements.

Stormwater needs of the site are based on the land use characteristics of each parcel (e.g., percent impervious of each parcel) and stormwater performance requirements of the City of South St. Paul, Lower Mississippi River Watershed Management Organization (LMRWMO), and MPCA's Construction Stormwater General Permit (CSW). Design Standards for rate control require approximately equal distribution of runoff to be directed to Hardman Ave and Grand Ave.

Barr used models to evaluate the proposed site design and identify and size best management practices (BMPs) to achieve the required volume control, water quality and rate control performance. Barr used HydroCAD and PCSWMM to estimate hydrology and hydraulics for the existing and proposed conditions. Barr used P8 to model the pollutant reduction of phosphorus and sediment for the proposed BMPs.

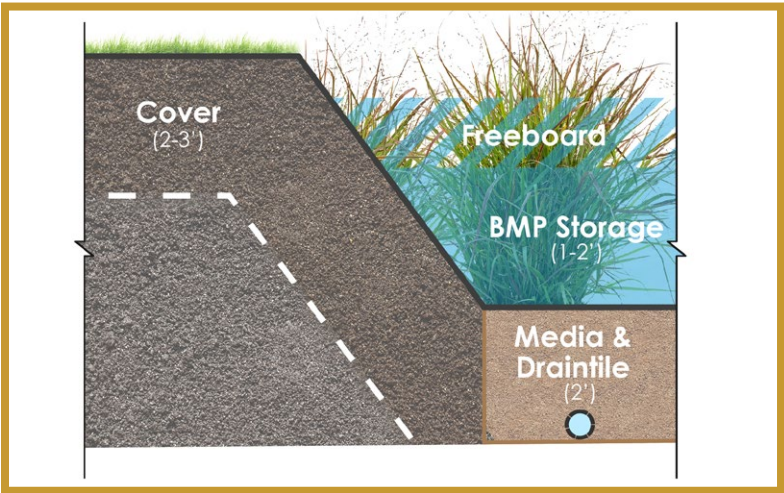
Stormwater Standards			
	City of South St. Paul	LMRWMO	MPCA CSW
Volume Control	Capture and retain on-site 1.1 inches of runoff from the impervious surfaces in post construction conditions.	Reduce volume equal to 1 inch of runoff from impervious surfaces (if volume reduction is feasible).	Not applicable due to the next increase of impervious area <1 acre.
Water Quality	Meet via volume control; or treat to 60% total phosphorus removal if infiltration is not feasible.	Meet via volume control; or treat to 50% total phosphorus removal if infiltration is not feasible.	Not applicable due to the next increase of impervious area <1 acre.
Rate Control	No increase in peak flow from the site during the 2-year, 10-year, and 100-year, 24-hour storm events as compared to pre-redevelopment conditions.	No increase in peak flow from the site during the 2-year, 10-year, and 100-year, 24-hour storm events using Atlas 14 precipitation values as compared to redevelopment conditions.	None.

03 Stormwater | Layout & Phasing



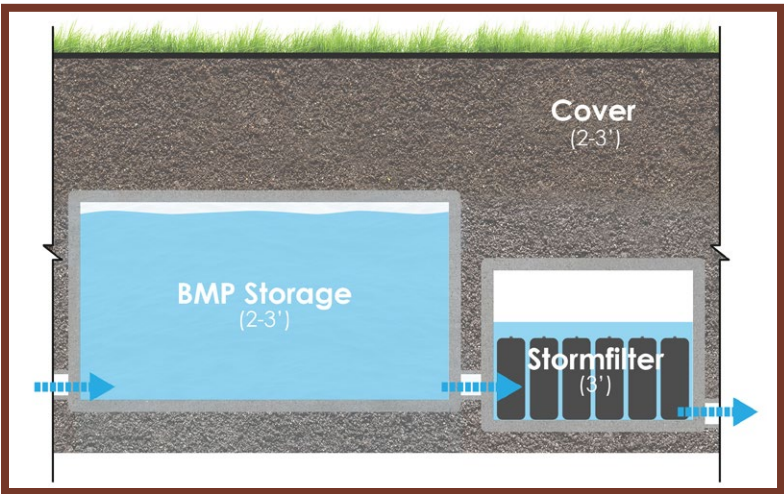
Proposed Above Ground Filtration at North

Treating parcels 4, 5, 6, 7 and north half of ROW
Treatment Volume = 0.57 acre-feet
Storage Volume = ~3 acre-feet + freeboard
BMP footprint = 0.4 - 1.3 acres



Proposed Underground Filtration at South

Treating Parcels 1, 2, 3 and south half of ROW
Treatment Volume = 0.43 acre-feet
Storage Volume = ~0.8 acre-feet
BMP footprint = 0.35 - 0.4 acres



03 Stormwater | BMP Design & Sizing Constraints



01



02



03

- 01 Surface Filtration
- 02 Surface Filtration
- 03 Underground Storage & Treatment

Existing Site Conditions

Infiltration at the site is not feasible due to high groundwater levels and the potential for soil contamination, which prevents on-site volume control. As an alternative, the City allows water quality treatment using filtration practices sized for a volume equivalent to the volume control requirement.

Limited vertical drop between the existing ground surface and downstream storm sewer networks also impacts the design of feasible best management practices and requires larger footprints to store and treat stormwater runoff than would otherwise be needed.

Proposed BMPs

The design, layout, and size of each proposed BMP reflects the need to meet volume control, water quality, and rate control requirements. The existing storm sewer discharging towards Hardman Avenue and Grand Avenue restrict flow under current conditions, resulting in stringent rate control requirements. To achieve future peak flows at or less than current conditions (and thus meet rate control requirements), significant on-site storage is needed, particularly in the proposed surface filtration system discharging towards Hardman Avenue. Essentially, under current conditions and in large storm events, there is significant unintentional on site flood storage which would need to be accommodated in a proposed redevelopment.

The footprint of the surface filtration system in the north end of the site could be significantly reduced (approximately 0.4-acre footprint) if the system were designed only for water quality considerations without rate control considerations. Further study of the regional storm sewer system downstream of the site is needed to determine if there is capacity in the system to allow greater discharge rates from the site. Alternatively, other methods of rate control could be employed on site, such as the use of restricted outlets on building rooftops to store and slowly release runoff from large rain events.

03 Stormwater | Hydrologic and Hydraulic Analysis

Storm Sewer System	Required Treatment Volume (ac-ft)	Planned Treatment Volume (ac-ft)	P8 Modeled Average TSS Reduction (%)	P8 Modeled Average TP Reduction (%)
Hardman Avenue Discharge	0.57	0.8	89%	74%
Grand Avenue Discharge	0.43	0.8	88%	73%

Treatment volume exceeds requirements due to need for additional storage. Volume for north surface filtration assumes 1 foot of storage over basin bottom footprint. Preferred design may use only smaller portion of the basin for treatment.

Technical Results

Barr used the hydrologic, hydraulic and water quality models (HydroCAD, PCSWMM, and P8) to assist in the conceptual design of the proposed stormwater practices to meet the City's and LMRWMO's stormwater requirements. See Appendix A.

Preliminary concept-level analysis demonstrates that the proposed BMPs meet all requirements and:

- Treat a volume in excess of 1.1" of runoff from the impervious surfaces
- Achieve peak flow rates equal to or less than existing conditions for the 2-year, 10-year, and 100-year 24-hour storm events
- Achieve total phosphorus reduction >60%

Storm Sewer System	Existing 2-yr, 24-hr Peak Flow (cfs)	Future 2-yr, 24-hr Peak Flow (cfs)	Existing 10-yr, 24-hr Peak Flow (cfs)	Future 10-yr, 24-hr Peak Flow (cfs)	Existing 100-yr, 24-hr Peak Flow (cfs)	Future 100-yr, 24-hr Peak Flow (cfs)
Hardman Avenue Discharge	18.9	3.8	18.9	9.1	18.9	16.3
Grand Avenue Discharge	20.9	13.1	31.5	17.4	32.1	32.2

Note: Under existing conditions, discharge to Hardman Ave via 24" pipe exceeds capacity for 2-year, 24-year event and greater

03 Stormwater | Next Steps & Future Considerations



Conceptual Masterplan

1" = 200'

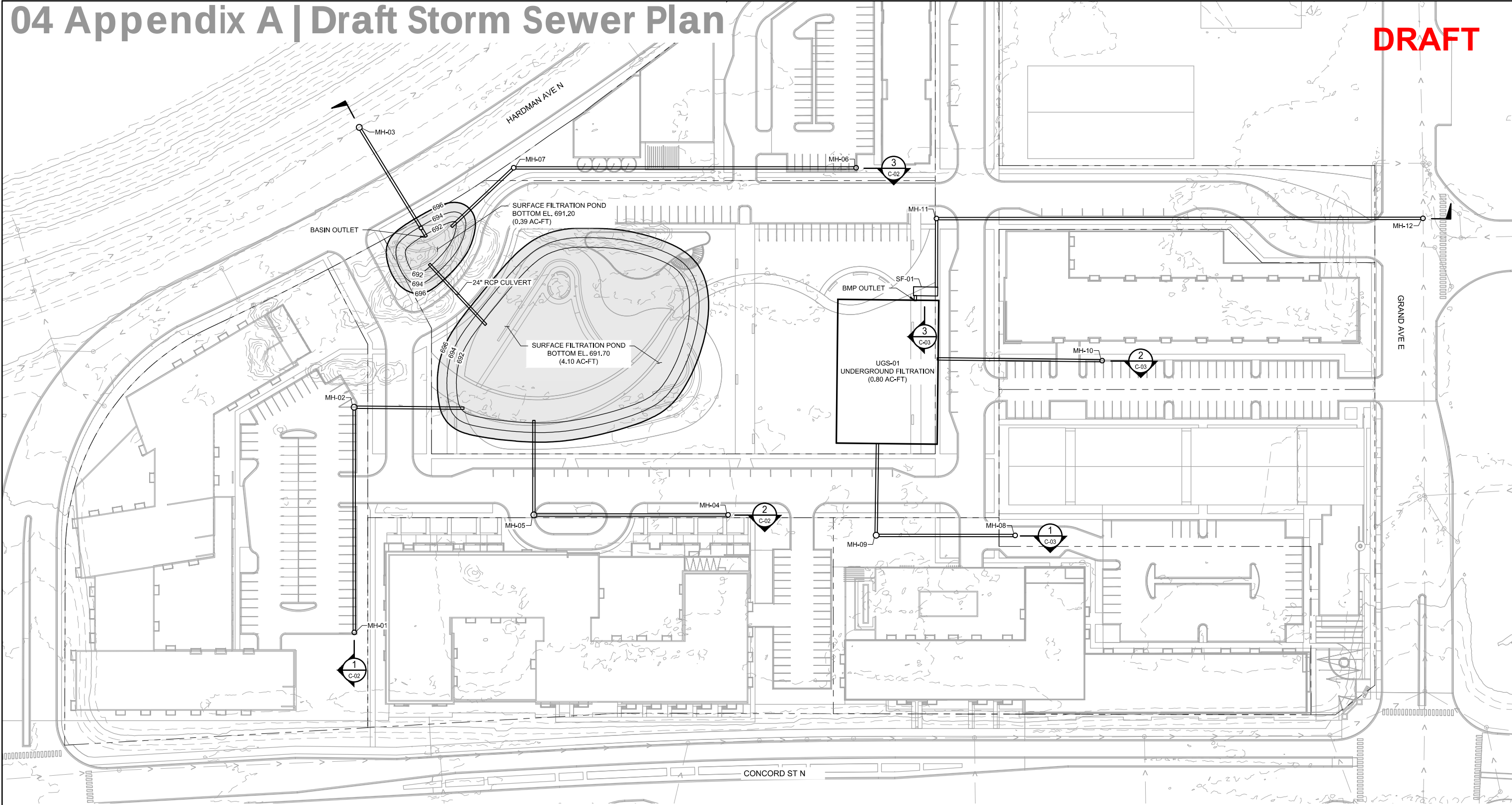
Hardman Triangle Stormwater

The Hardman Triangle district-scale stormwater analysis demonstrates that developing district-scale (regional) stormwater systems can effectively and efficiently manage stormwater across multiple parcels and the proposed City right-of-way to meet the City's and LMRWMO's requirements, in a manner that can be stacked with public space needs. An observation is that rate control considerations drive the storage volumes necessary in the proposed BMP design. This is particularly true for the proposed surface filtration system at the north end of the site. Barr Engineering recommends the following for future study and considerations:

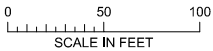
1. Performing additional analysis of the regional stormwater system may determine that increased peak flow rates relative to current conditions may be permissible without adverse upstream or downstream impacts. On-site rate control features (e.g., roof top storage) may also provide storage upstream of proposed BMPs.
2. Work with potential developers, relevant City departments, and LMRWMO to strategize about critical considerations in developing a successful district-scale stormwater management plan. Key questions to discuss and develop strategies include determining which entity will lead, and which entities need to be involved in each of these critical steps:
 - a. Planning
 - b. Development of a legal framework
 - c. Design and construction. Depending on phasing, there may be multiple leads.
 - d. Ownership
 - e. Operations and maintenance

04 Appendix A | Draft Storm Sewer Plan

DRAFT



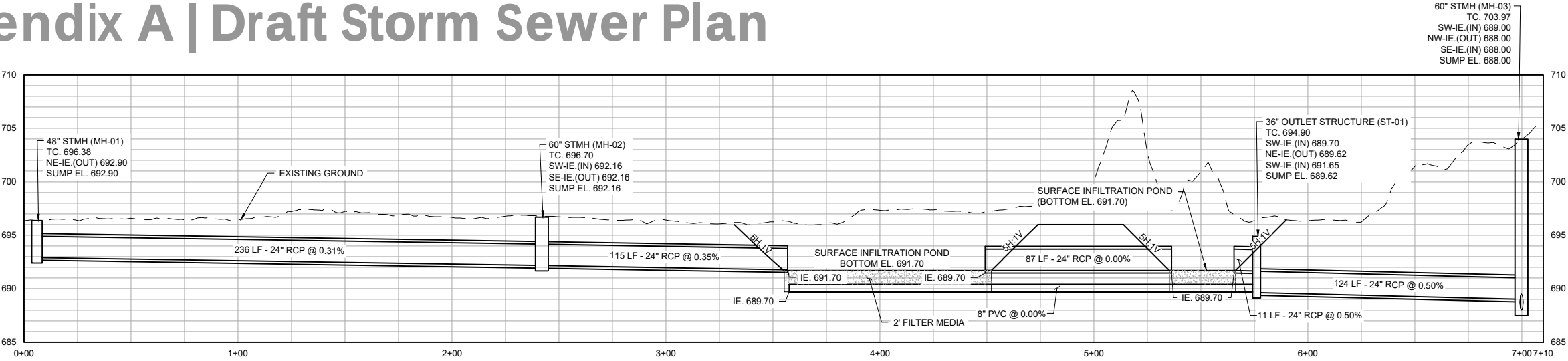
1 PLAN: STORM SEWER PLAN



PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

					CLIENT					BARR Corporate Headquarters: Minneapolis, Minnesota Ph: 1-800-632-2277	Project Office: BARR ENGINEERING CO. 4300 MARKETPOINTE DRIVE SUITE 200 MINNEAPOLIS, MN 55435 Ph: 1-800-632-2277 Fax: (952) 832-2601 www.barr.com	Scale		AS SHOWN	CITY OF SOUTH ST PAUL SOUTH ST PAUL, MINNESOTA	HARDMAN TRIANGE STORMWATER ANALYSIS SOUTH ST PAUL, MN.		BARR PROJECT No. 23/19-1552.00	
					PERMIT							Date	01/17/2025	CLIENT PROJECT No.					
					BID							Drawn	EPF						
					CONSTRUCTION							Checked	SGW						
					RECORD					Designed		BARR							
										Approved		NDC							
NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION					RELEASED TO/FOR	A	B	C	0	1	2	3	DWG. No. C-01	REV. No. A

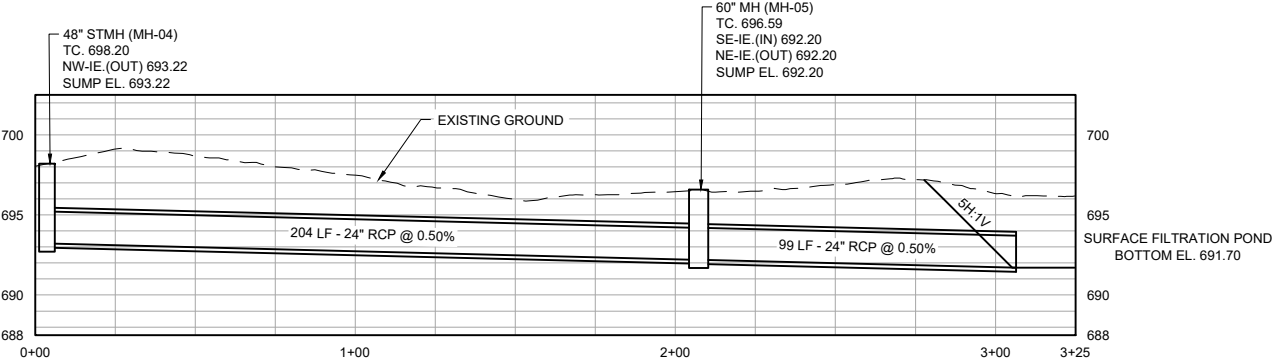
04 Appendix A | Draft Storm Sewer Plan



1 PROFILE: STORM SEWER

0 30 60
HORIZONTAL SCALE IN FEET

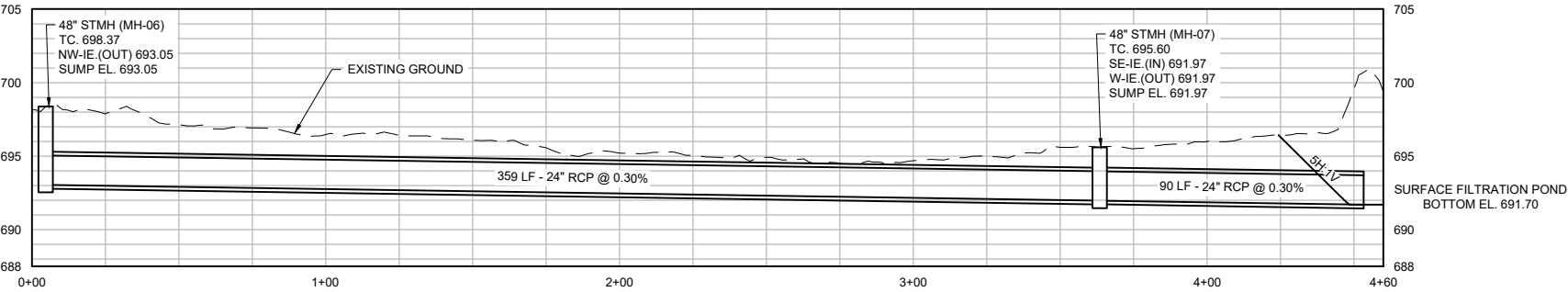
0 6 12
VERTICAL SCALE IN FEET



2 PROFILE: STORM SEWER

0 30 60
HORIZONTAL SCALE IN FEET

0 6 12
VERTICAL SCALE IN FEET



3 PROFILE: STORM SEWER

0 30 60
HORIZONTAL SCALE IN FEET

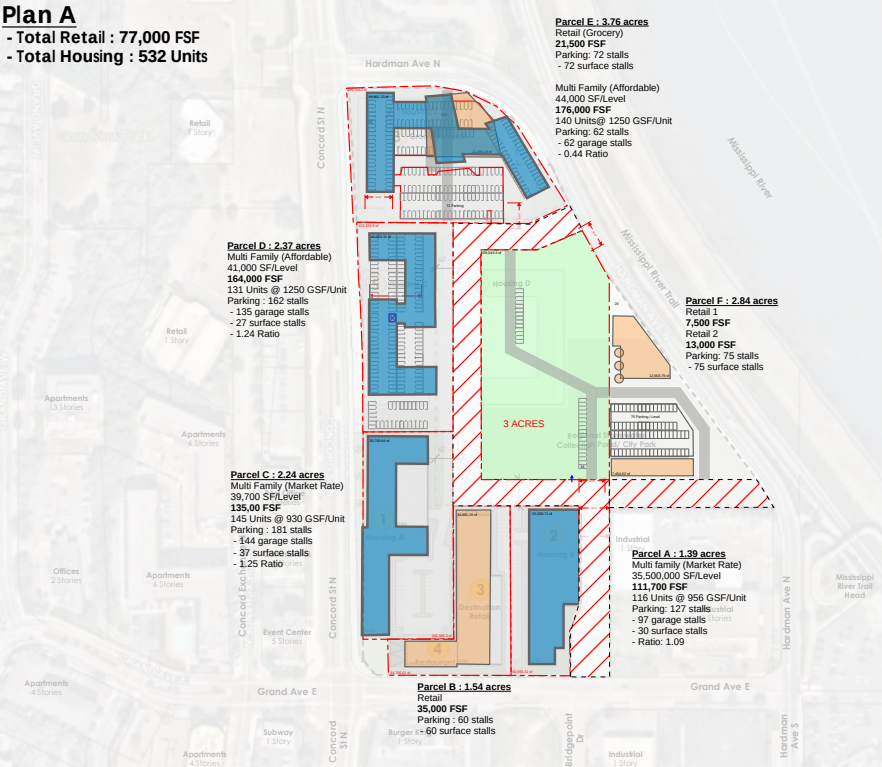
0 6 12
VERTICAL SCALE IN FEET

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

					CLIENT							 Project Office: BARR ENGINEERING CO. 4300 MARKETPOINTE DRIVE SUITE 200 MINNEAPOLIS, MN 55435		Scale		AS SHOWN		CITY OF SOUTH ST PAUL SOUTH ST PAUL, MINNESOTA				HARDMAN TRIANGE STORMWATER ANALYSIS SOUTH ST PAUL, MN.				BARR PROJECT No.		23/19-1552.00	
					PERMIT									Date		01/17/2025										CLIENT PROJECT No.			
					BID									Drawn		EPF						STORM SEWER PROFILES		DWG. No. C-02		REV. No. A			
					CONSTRUCTION									Checked		SGW													
					RECORD							Designed		BARR															
					RELEASED TO/FOR							Corporate Headquarters: Minneapolis, Minnesota Ph: 1-800-632-2277		Approved		NDC													
					DATE RELEASED							Ph: 1-800-632-2277 Fax: (952) 832-2601 www.barr.com																	

04 Appendix B | Masterplan Study

CENTRAL PARK - Option #1



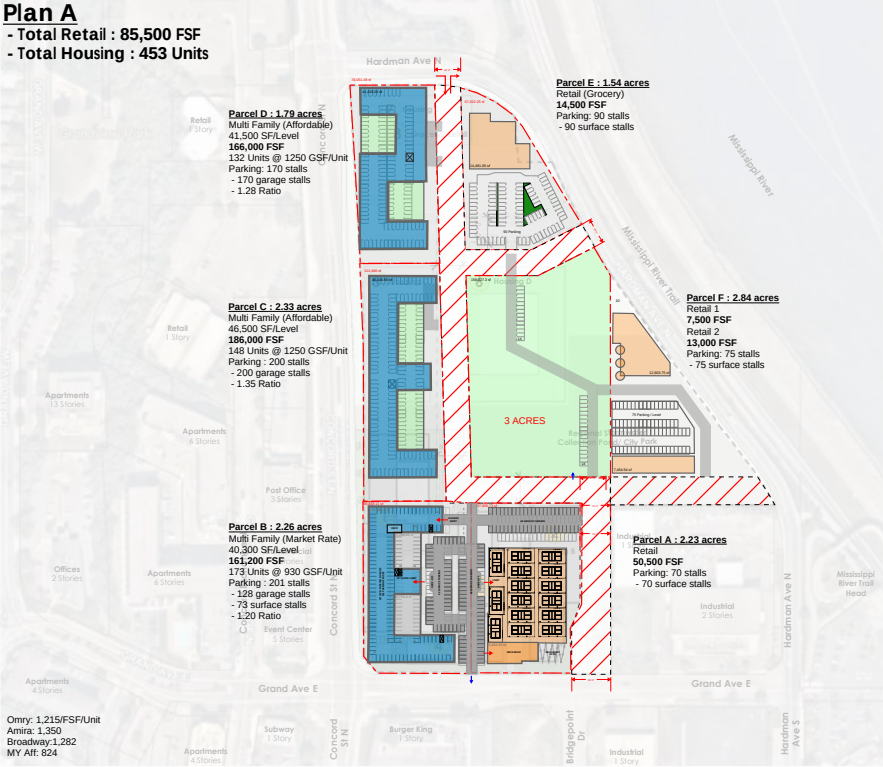
1 | Schematic Masterplan
SCALE: 1" = 200'-0"

Schematic Redevelopment | 11/4/2024

Hardman Triangle - South St Paul | 224214A

Schematic Masterplan | P1.4

CENTRAL PARK - Option #2



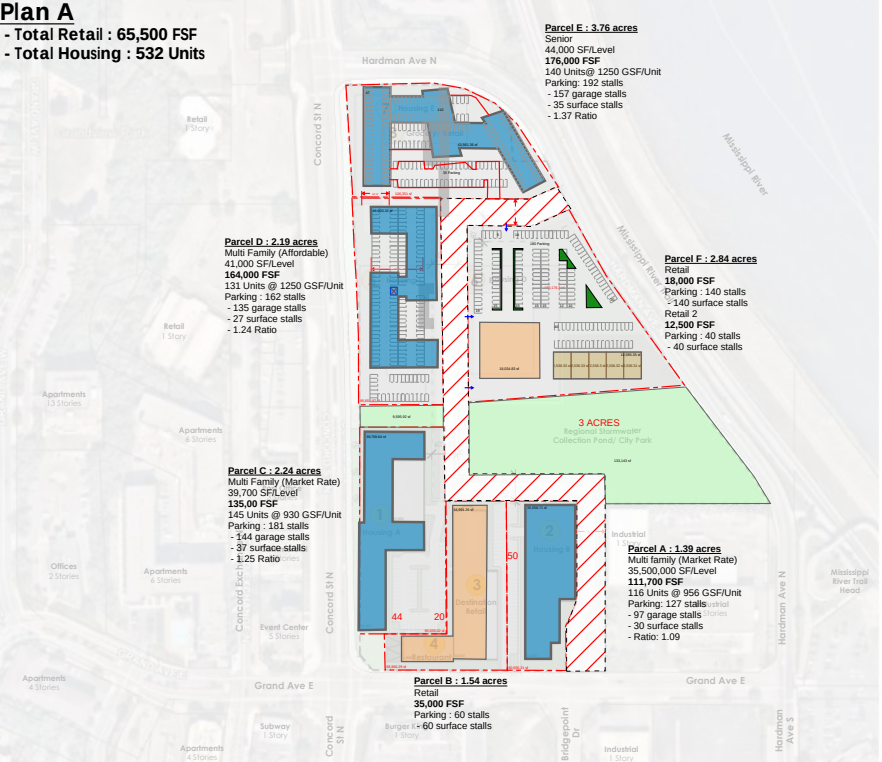
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SCALE: 1" = 200'-0"

Schematic Redevelopment | 11/4/2024

Hardman Triangle - South St Paul | 224214A

Schematic Masterplan | P1.5

E/W PARK - Option #1



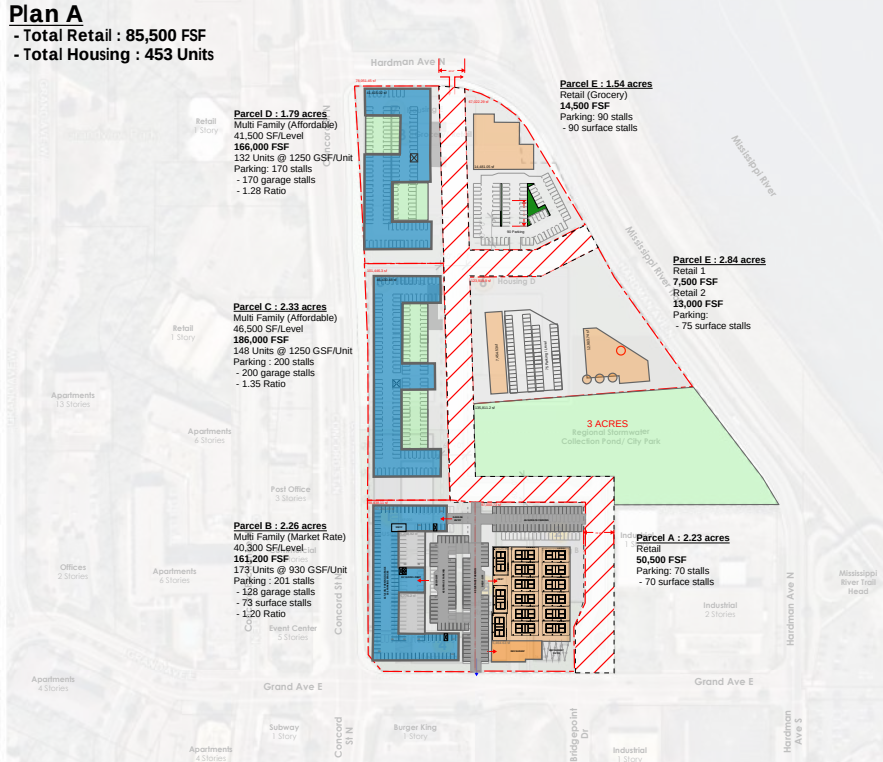
1 | Schematic Masterplan
SCALE: 1" = 200'-0"

Schematic Redevelopment | 11/4/2024

Hardman Triangle - South St Paul | 224214A

Schematic Masterplan | P1.2

E/W PARK - Option #2



1 | Schematic Masterplan
SCALE: 1" = 200'-0"

Schematic Redevelopment | 11/4/2024

Hardman Triangle - South St Paul | 224214A

Schematic Masterplan | P1.3

South St. Paul Economic Development Authority
Dakota County, Minnesota

RESOLUTION 2025 – 5
APPROVING THE HARDMAN TRIANGLE CONCEPTUAL MASTERPLAN AND
DISTRICT STORMWATER GUIDE

WHEREAS, the City of South St. Paul (“City”) is a fully developed city with limited opportunities for economic development and the approximately 25 acre area located at the northeast corner of Grand Avenue East and Concord Street North was the historic site of the Swift & Company Meatpacking Plant, which ceased operations in the late 1960s and left conditions of significant blight and other conditions detrimental to the health, safety, welfare and morals of the City that have persisted to the present day; and

WHEREAS, the above-mentioned area has become commonly referred to as the “Hardman Triangle” in City planning and policy documents; and

WHEREAS, the City’s 2040 Comprehensive Plan, adopted by Council Resolution 2019 – 180, identified a need for the City and its Economic Development Authority (“EDA”) to “establish a community mixed-use destination are” (Goal 4.26) and “establish a small are plan and market study” for the Hardman Triangle; and

WHEREAS, since 2019, the EDA has acted in accordance with Minnesota Statutes Sections 469.090 to 469.1081 (the “EDA Act”) to acquire right, title, and interest in real property for economic development purposes throughout the Hardman Triangle; and

WHEREAS, as of March 2025, the EDA owns approximately 50% of the property located within the Hardman Triangle; and

WHEREAS, considering its significant ownership stake in the Hardman Triangle, the EDA solicited professional services proposals from qualified architectural, planning and engineering firms to complete a District Masterplan for the Hardman Triangle in October 2024, and at its regular meeting on November 4, 2024 the EDA approved a professional services agreement with Tushie-Montgomery Architects to prepare the Masterplan; and

WHEREAS, the plan that was prepared, the “Hardman Triangle Conceptual Redevelopment Master Plan and District Stormwater Guide” (the “Plan”) is intended to serve as a guide for future redevelopment actions within the Hardman Triangle that may be undertaken by the City, the EDA and other public and private development partners, which may include re-platting, extension of public roads, utilities, and pedestrian and bicycle infrastructure, property acquisition and assembly, site development, creation of public open space and shared stormwater management areas, and more; and

WHEREAS, the Plan establishes that the City’s and the EDA’s expectation is for the Hardman Triangle to develop in a phased manner with a mixture of land uses, including

restaurant, retail, essential community services, and residential development providing a range of housing choices that appeal to and are attainable by both existing and future South St. Paul community members.

WHEREAS, the EDA has reviewed and considered the proposed Plan, and finds the Plan to be in furtherance of the City's Comprehensive Plan and Economic Development Strategy.

NOW, THEREFORE, BE IT RESOLVED, by the Economic Development Authority of the City of South St. Paul, Minnesota that the Hardman Triangle Conceptual Masterplan and District Stormwater Guide is hereby approved and shall serve as the definitive plan for the redevelopment of the Hardman Triangle.

Adopted this 3rd day of March, 2025

President, James P. Francis

Executive Director, Ryan Garcia