



Erin Stwora, Deputy Director  
Dakota County Physical Development Division  
14955 Galaxie Avenue  
Apple Valley, MN 55124

May 21, 2020

**RE: Environmental Legacy Fund Application**

Dear Ms. Stwora,

On behalf of the City of South St. Paul and its Economic Development Authority (EDA), I am pleased to submit this application for funding assistance through the Dakota County Environmental Legacy Fund (ELF). Enclosed you will find the application form, along with supplemental information that should prove helpful in understanding the importance of this funding to advancing the community's and County's shared objectives of providing a range of housing and commercial options within our landfill host communities, utilizing land more efficiently, enhancing the local and regional property tax base, and redeveloping brownfields and lands impacted by previous and existing landfills. If you should require more information in your evaluation of this request, please don't hesitate to reach out to me.

South St. Paul is requesting \$1,000,000 in assistance for site assembly (acquisition) and site preparation (demolition, abatement, and restoration) activities within an approximately 20-acre redevelopment area known locally as the "Hardman Triangle". In accordance with the City's Comprehensive Plan and Hardman Triangle Redevelopment Strategy, the City has committed approximately \$2,000,000 in acquisition costs within this area, and has an executed purchase agreement (at a price of \$1,630,000) for the acquisition of a 5.2 acre property located at 139 Grand Avenue East. By acquiring this property, the EDA will be able to assemble a contiguous 4-acre site at the northeast corner of Concord Street and Grand Avenue and foster the implementation of a first phase of the Hardman Triangle Redevelopment Strategy. This intersection is a critical landmark for our community and Dakota County, as it links our historic residential neighborhoods "up the hill" to the Mississippi River Regional Trail and rests in the shadow of the Historic Stockyards Exchange Building (constructed in 1887 and listed on the National Register of Historic Places).

Thank you for your thoughtful consideration of this application, and please do let me know if there is anything I can provide to assist you in your review process.

Warmly,

Ryan Garcia  
Director of Economic & Community Development / Executive Director  
City of South St. Paul / South St. Paul Economic Development Authority  
[rgarcia@sspmn.org](mailto:rgarcia@sspmn.org)  
651-554-3278

# Landfill Host Community



## Environmental Legacy Fund (ELF) Grant

### Pilot Program

<b>Organization:</b>	
<b>Contact:</b>	
<b>Contact Email:</b>	
<b>Contact Phone:</b>	
<b>Expenditure Category (page 3):</b>	
<b>Collaborators:</b> Partner Organizations, research institutions, state/federal agencies, non-profits, local businesses, etc.	
<b>Funding Background:</b> Additional grants, private investment, or organizational match funds for the project.	
<b>Statement of Need:</b> <i>Describe what the program or project will attempt to address and the population that will be served.</i>	
<b>Program Description:</b> <i>Describe the project or program including information on how it will be implemented. Include information on what the desired outcome is.</i>	

**Goals and Objectives:** *Describe the project objectives in measurable terms.*

**Budget:** *Include in the budget all expenses for your project to including necessary training costs including any co-funding from other sources.*

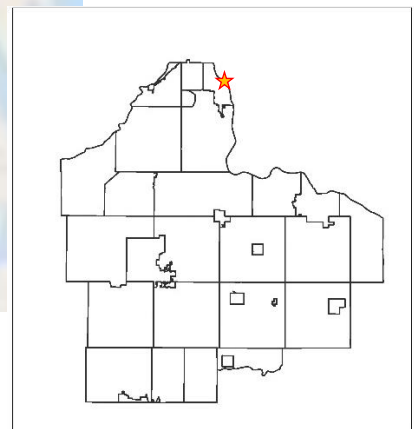
**Evaluation:** *Provide information on the metrics that will be used to determine the effectiveness of the project or program.*

**Appendix:**

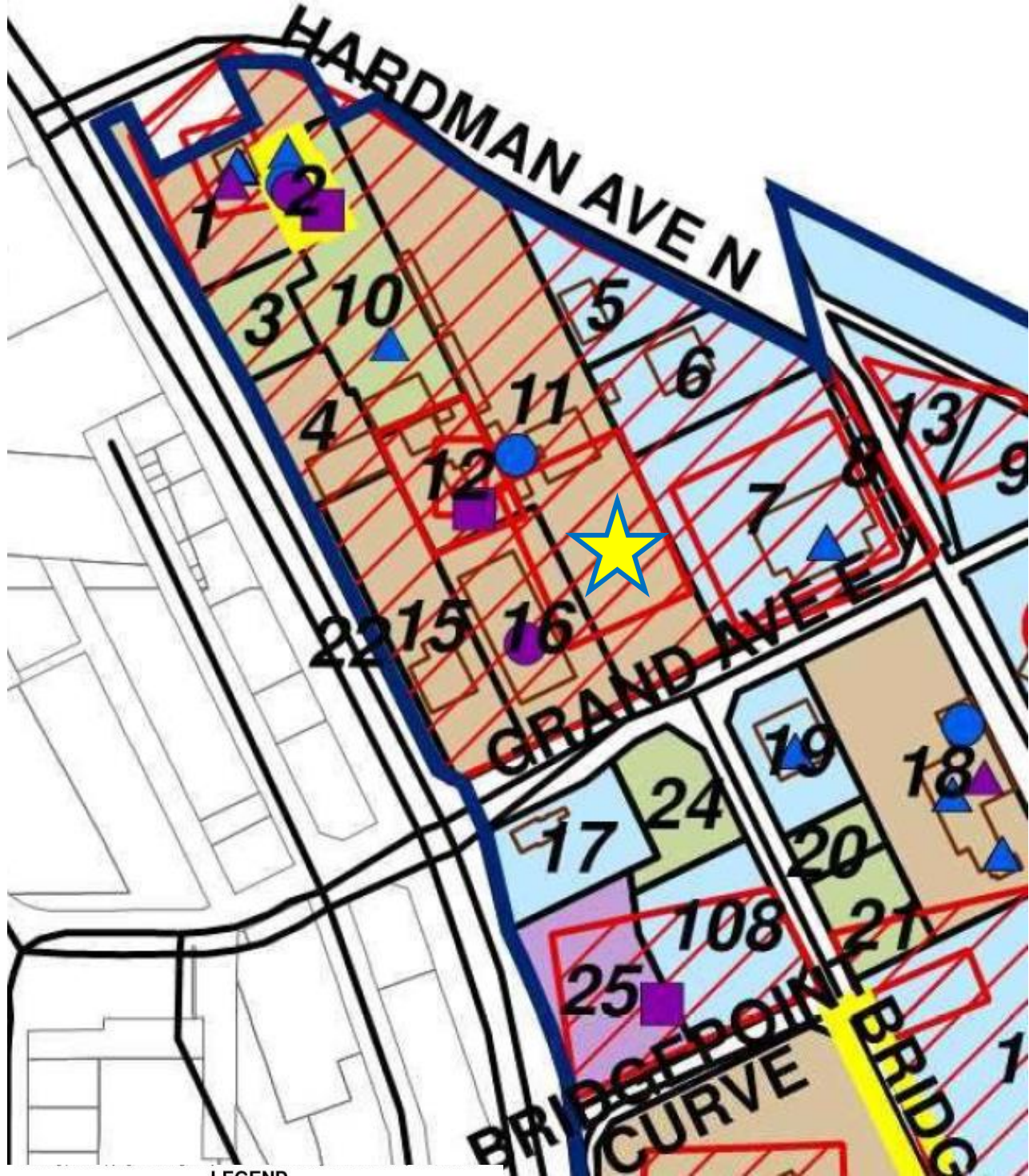
*Include the staff qualifications, certifications, and skills. Describe the organization and include information indicating the organization's capacity to implement and sustain the program.*

*Attach any relevant items in the appendix including letters of support, research support, organizational collateral, annual reports, etc.*

ATTACHMENT A – Location Map  
Environmental Legacy Fund Application (South St. Paul)  
Hardman Triangle Site Assembly – 139 Grand Avenue East Acquisition







**LEGEND**

- |                                       |   |
|---------------------------------------|---|
| Bridgepoint Business Park Boundary    | HRA Owned Parcels (highlighted)                         |
| Building Footprint                    | Regulatory Listed Sites                                 |
| Redevelopment Status (Map ID labeled) | MPCA Listed Sites                                       |
| 79 Recent Redevelopment (post-1970s)  | MPCA LUST/LAST Sites                                    |
| 87 No Recent Redevelopment            | MPCA Tank Sites   |
| 50 Currently Vacant- No Buildings     | MPCA Spills Sites                                       |
| 66 Undergoing Planned Redevelopment   | Hazardous Waste Generators                              |
|                                       | Dakota County Dumpsites                                 |
|                                       | Municipal Well #7 - 520 Farwell (Location not verified) |



**Above:** View looking west from neighboring property to east. **Below:** View looking southwest into site from Hardman Avenue.



**Above:** View looking north, interior to site, of existing block office/shop building. **Below:** View looking east into site from neighboring property to west.





**Above:** View looking west from neighboring property to east. **Below:** View looking north, interior to site, of existing office/shop building.

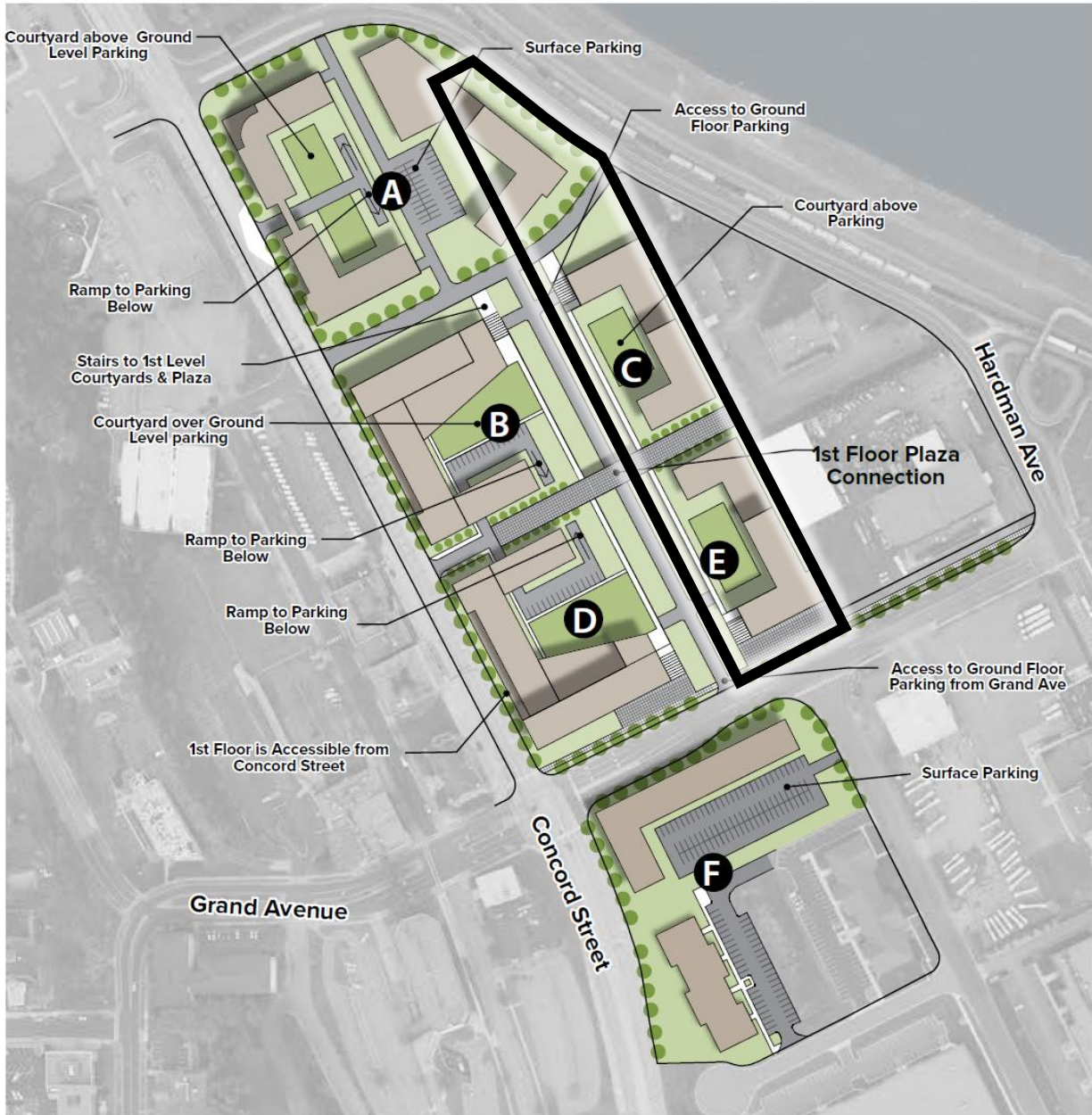


**Above:** View looking southeast into site from neighboring property to west. **Below:** View looking north into site from Grand Avenue. EDA-owned property at 135 Grand Avenue at left of photo.





ATTACHMENT E – Development Concept Plan  
Environmental Legacy Fund Application (South St. Paul)  
Hardman Triangle Site Assembly – 139 Grand Avenue East Acquisition





The City of South St. Paul has a long and successful organizational history of facilitating economic and redevelopment in very challenging settings, particularly through its Housing and Redevelopment Authority (HRA) and Economic Development Authority (EDA). As a historically heavy-industry town that is challenged with obsolete property layouts/platting, aging infrastructure, and the ongoing re-establishment of its economic identity, South St. Paul has been proactive in redevelopment by identifying real estate opportunities that can translate into the creation of an expanded property tax base, increased employment opportunities, and a higher quality of life for local and county residents. The organization is well-tuned and deeply experienced in grant administration, having previous and open grant contracts with agencies such as DEED, MHFA, Met Council, USEPA, and Dakota County CDA.

South St. Paul's Economic and Community Development Department is led by EDA/HRA Executive Director Ryan Garcia, an urban development practitioner with over 15 years of experience in public and private sector redevelopment predominately in mature, riverfront industrial communities in the Midwest. Mr. Garcia, who is a certified Economic Development Finance Professional and member of the American Institute of Certified Planners, has overseen the successful application and deployment of more than \$6.5 million in redevelopment-focused grant funds to facilitate strategic property acquisitions and site assembly, brownfields investigation and cleanup, and redevelopment activities. Mr. Garcia's leadership in the immediate project area has positioned the EDA to assemble a strategic redevelopment site at the "100% Corner" of Grand Avenue and Concord Street North that can accommodate up to 350 units of housing and up to 20,000 sf of needed neighborhood serving-retail space for this burgeoning infill mixed-use neighborhood. Mr. Garcia has negotiated the acquisition of 139 Grand Avenue East, set to close in Summer 2020, and successfully negotiated the acquisition of adjacent properties as a part of this site assembly.

## Hardman Triangle Site Assembly

City of South St. Paul - Environmental Legacy Fund Application (May 2020)

*Sources and Uses of Funds*

<b>Project Uses</b>	<b>\$ Amount</b>	<b>Project Sources</b>	<b>\$ Amount</b>
Acquisition of 139 Grand Avenue East	\$ 1,630,000.00	Concord TIF (Pooled Increment)	\$ 2,674,736.82
Demolition and site preparation (Frattonone Estimate)	\$ 337,950.00	DEED Special Appropriation (June 2019)	\$ 252,795.71
Acquisition of parcel #36-03800-00-062 (Oct. 2019 - EDA)	\$ 4,312.53	Dakota County ELF (Pending)	\$ 1,000,000.00
Acquisition of 135 Grand Avenue East (June 2019 - EDA)	\$ 1,700,000.00		
Acquisition of 125 Grand Avenue East (June 2014 - HRA)	\$ 255,270.00		
<b>Total</b>	<b>\$ 3,927,532.53</b>	<b>Total</b>	<b>\$ 3,927,532.53</b>