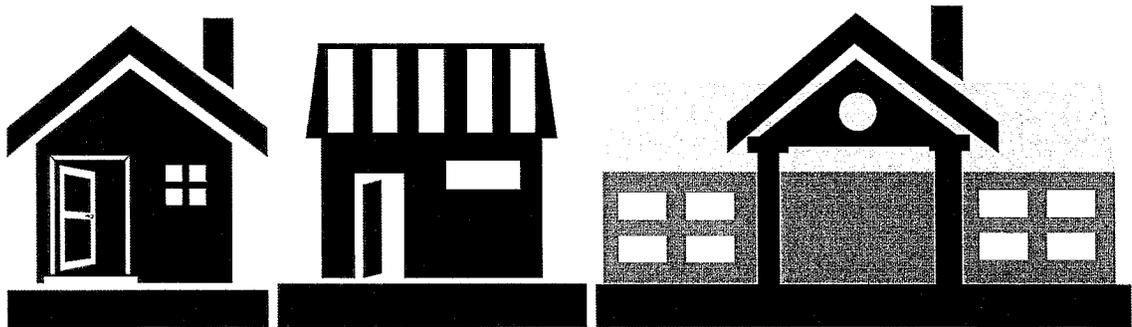


COMMUNITY DEVELOPMENT

2015 Annual Report

IN THIS REPORT

- **Economic Development**
- **Building Inspection**
- **Planning and Zoning**
- **Housing Development**
- **Code Enforcement**
- **Marketing Plan**
- **and more!**



COMMUNITY DEVELOPMENT ANNUAL REPORT

ECONOMIC DEVELOPMENT

1. RECORD BREAKING YEAR for new project valuation totaling \$38,282,782.08
2. RECORD BREAKING YEAR for building permit fees totaling \$601,464.61
3. Identified areas for redevelopment - see attached map . Currently working with Ehlers Associates on funding plan, which is a 5 to 10 year plan
4. Robert Street Improvement project – this project involves staff from many departments
5. L.A Fitness was completed along with other adjoining retail stores as part of a larger project
6. Tapemark expansion (DEED /MIF Grant) – interior remodel and added 82 new jobs
7. MNET relocated to Mendota Heights – staff will work with the building owner to market the site as available office space after they rehab the interior
8. Prime Design expansion (DEED/MIF Grant) – the company relocated to 249 Lothenbach (formerly Lazer 1 building) and completed an interior renovation and added 30 new jobs
9. Lazer One Technologies relocated to 1777 Oakdale Avenue and expanded their operations and added 15 new jobs
10. MN Locks expanded – added 8 new jobs
11. National Checking expanded – added 8 new jobs
12. B. T. Design expansion – interior remodel and plans to add several new jobs
13. Marketing 260 Marie Avenue – former S. V. Athletic Club – 2016 project
14. Marketing 260 Wentworth Avenue – former RSM building – 2016 project
15. Repurposing of the Thompson Oaks Golf Course – 2016/2017 project
16. Large Scale Grocer Project – Representatives reviewed concept plan to EDA Board
17. North Gateway area – Staff will work with Dakota County CDA on a redevelopment plan
18. Purchased 1010 Dodd Road – Jay Auto Building for future redevelopment project
19. Continue to work with Sherman Associates to redevelop the Emerson Park commercial building and additional lot
20. Ace Hardware site – working with owner to redevelop this site
21. Signal Hills redevelopment – will continue discussions with the owner on options for redevelopment
22. Town Center I – The preliminary development agreement was extended
23. Town Center II – I am currently working with the developer and property owner to acquire and redevelop four properties
24. Former Rainbow building (1660 Robert Street) – I have had discussions with several developers interested in this building

25. Former Buffalo Wing's building (1458 Robert Street) – The EDA Board agreed to provide \$25,000 for demolition funds for a preferred use
26. Proactively talked Chick-Fil-A out of locations near the Town Center area before they settled with the Target's outlot area
27. South Robert Plaza – met with property owner to discuss redevelopment options
28. South View Square – met with property owner to discuss redevelopment options
29. Robert Street Market Place – met with property owner to discuss redevelopment options for redeveloping outlot area
30. Signal Hills – Tokyo 23 Hibachi Buffet restaurant opened
31. Smith/Dodd area redevelopment – purchased 1010 Dodd Road building – applied for a CDA planning grant for \$15,000 to help fund a market study for this area
32. Coordinated several tours of WSP with various developers
33. Staff assisted in finding tenants for:
 1. 33 Wentworth Avenue building
 2. Langer rental complex
 3. Slawik rental complex
34. Maintained Exterior Grant Program
 1. 8 Annapolis Street – demolition and rebuild
 2. 886 Smith Avenue – Cherokee Sirloin Room
35. Business Subsidy
 1. 1994 Robert Street - South Robert Plaza - redevelopment grant for \$25,000
36. CDA Redevelopment Grants – received \$250,000 for Town Center I
37. Applied for two Federal Grants for Robert Street Grade separated Crossing (\$1,000,000) and for trail and Sidewalks on Marie and Oakdale (\$900,000). Re-applying in 2016
38. Assisted the Taste of Love Bakery get financing from bank and tapped assistance from Open to Business program
39. Renaissance Plan Update
40. Rental License Ordinance changes
41. Rental License Administration changes
42. Rental License Inspector Evaluation Guidelines
43. Community Development Software
44. Assisted City Attorney with the Building Code recodification
45. Created a new Sign Replacement Program
46. Exploring new permanent access for Arby's Restaurant onto Livingston
47. Exploring temporary access for Applebee's, 5 – 8 Club and the Rack Shack to Livingston through Lowe's Property
48. Maintained the Development Review Committee (DRC). The committee reviews plans for redevelopment projects to move projects forward

HOUSING REDEVELOPMENT

1. The Sanctuary Assisted Living Project (1746 Oakdale Avenue) started construction on the 164-unit senior living facility
2. Wentworth Place (Ronel Builders) addition of 7 new town homes
3. Crawford (Sherman) town homes proposal
4. Currently reviewing the Logan Avenue town home proposal
5. Goven Doyle Subdivision Project – 9 out of 11 single-family homes or lots sold
6. Assisted with the Dakota County Comprehensive Housing Study
7. Attended meetings to respond to Metro-Thrive MSP 2040 Study
8. Facilitated the Housing Conditions Report

HOUSING REVELPMENT PLAN

1. Maintained Neighborhood Updates
2. Maintained vacant/foreclosed residential properties List
3. Will continue to market EDA vacant lots to housing developers and discuss possible packaging some or all of the remaining (5) lots. Sold 184 Thompson lot in 2015
4. Completed a Housing Conditions report – use this information to update housing plan
5. Maintained Housing Replacement Program and explore new funding options
6. Maintained Property Recognition Program – 3 property owners were recognized
7. In process to amend the Rental Licensing Program
8. Maintained Exterior Housing Min-Grant Program
9. Maintained Administration Citation Program
10. Coordinated Problem Property Committee
11. Home Improvement Loan Program (CDBG Funding)
12. Rental Rehab Program
13. Marketing Efforts – Maintain Web Site, Newsletters, City's Open House and press releases

CODE ENFORCEMENT PLAN

1. Responded to a record number 1,643 code cases (does not include re-inspections)
2. Improved the code enforcement programs (CASE/PACE)
3. Maintained current vacant property and foreclosure list
4. Improved the Hoarding Houses process and responded to a record number 16 hoarding houses.
5. Currently updating Code Enforcement Procedure Manual

6. Researched other Cities codes to strengthen our ordinance
7. Adopted the International Property Maintenance Code (IPMC)
8. Improved process for handling abatements
9. Added additional funding in the budget for abatements
10. Budgeted additional funds to extend seasonal code enforcement assistance
11. Hired a six month (April – September) code inspector and extend their hours to include Saturdays. In previous years the seasonal code inspector worked 3 to 4 months.

MARKETING PLAN

1. Business Retention Program – due to Robert Street construction, there was no formal business retention visits; however, staff visited with more local businesses this year than in the past 13 years
2. Continued to re-evaluate EDA marketing materials and website
3. Utilized resources from Greater MSP, DEED, EDAM, Metropolitan Council, Dakota County CDA, MN CAR, Xcel Energy Chamber of Commerce and the St. Paul Port Authority and other organizations
4. Hosted two Commercial Lender’s lunches to update on current projects and discuss ways lenders to help in redevelopment efforts
5. Provided West St Paul tours for several developers
6. Promoted new construction opportunities at the City’s Open house

RECYCLING PLAN

1. Community Development staff coordinated the recycling program for many years. We maintained four events including: Shred Event, Curbside Appliance Pickup, Pumpkin Collection Event and Fall Clean-up Day Event and distributed 100+ recycling bins per year. The department was informed that the City Clerk will coordinate the recycling program in 2016 – we wish the City Clerk good luck in taking on this endeavor.

COMMUNITY REPORTS/STUDIES

1. Urban Land Use Institute (ULI) Signal Hills Area Plan
2. Stantec – North Gate Market Study
3. Stantec – Town Center Market Study
4. River to River Green way (formerly NURT)
5. Cunningham - Amended Renaissance Plan/Overlay Districts
6. Dakota County Transit Study

7. Metro-Thrive MSP 2040
 - i. Housing
 - ii. Economic Development
8. Dakota County Comprehensive Housing Plan
9. WSP Housing Conditions Report
10. County Bike Ped Plan
11. MCA Community Survey

COMMUNITY DEVELOPMENT STAFF

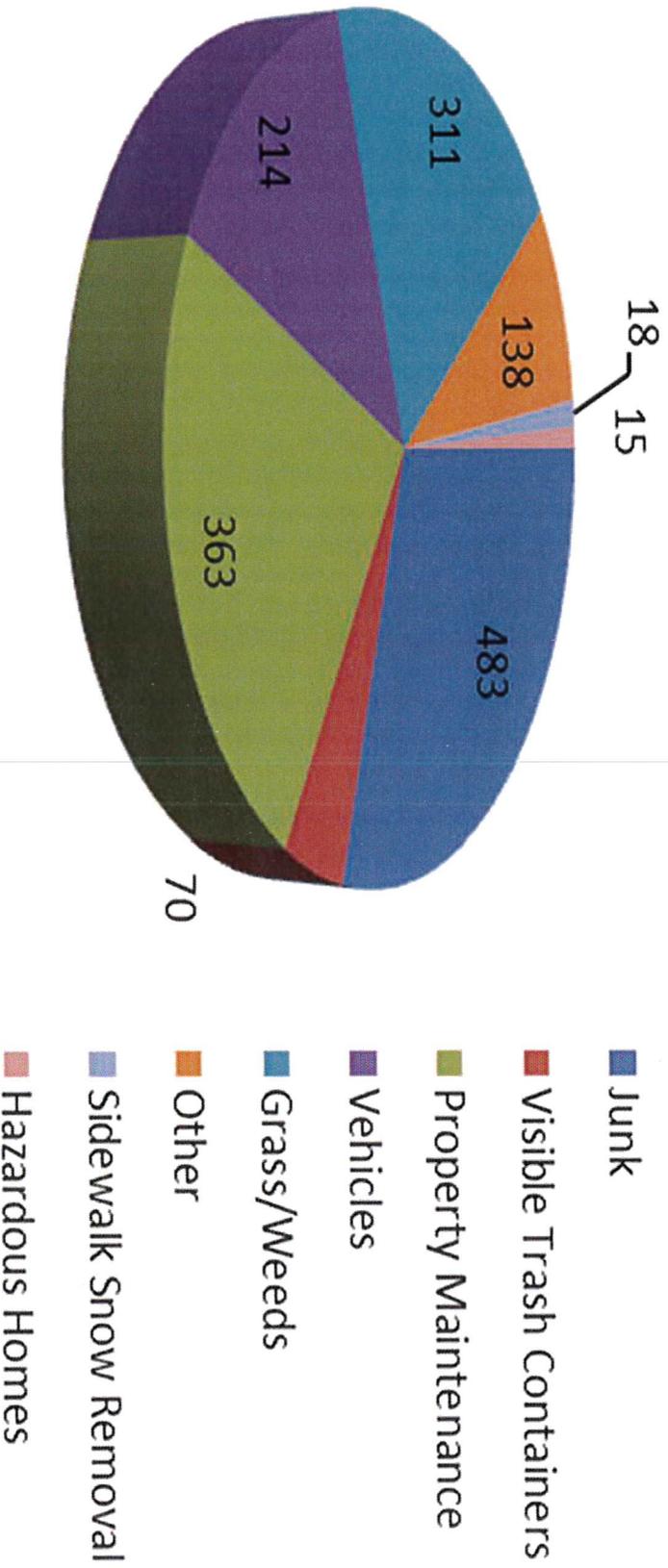
1. Jim Hartshorn – Director/Executive Director of EDA
2. Ben Boike – Assistant Director/Planner
3. Dennis Schilling – Building Official
4. Bruce Wightman – Building Inspector
5. Grace Walmsley – Building Permit Clerk
6. Sabrina Gorr – Code Inspector
7. Coordinator/Rental Licensing – 2/3 time position to be filled



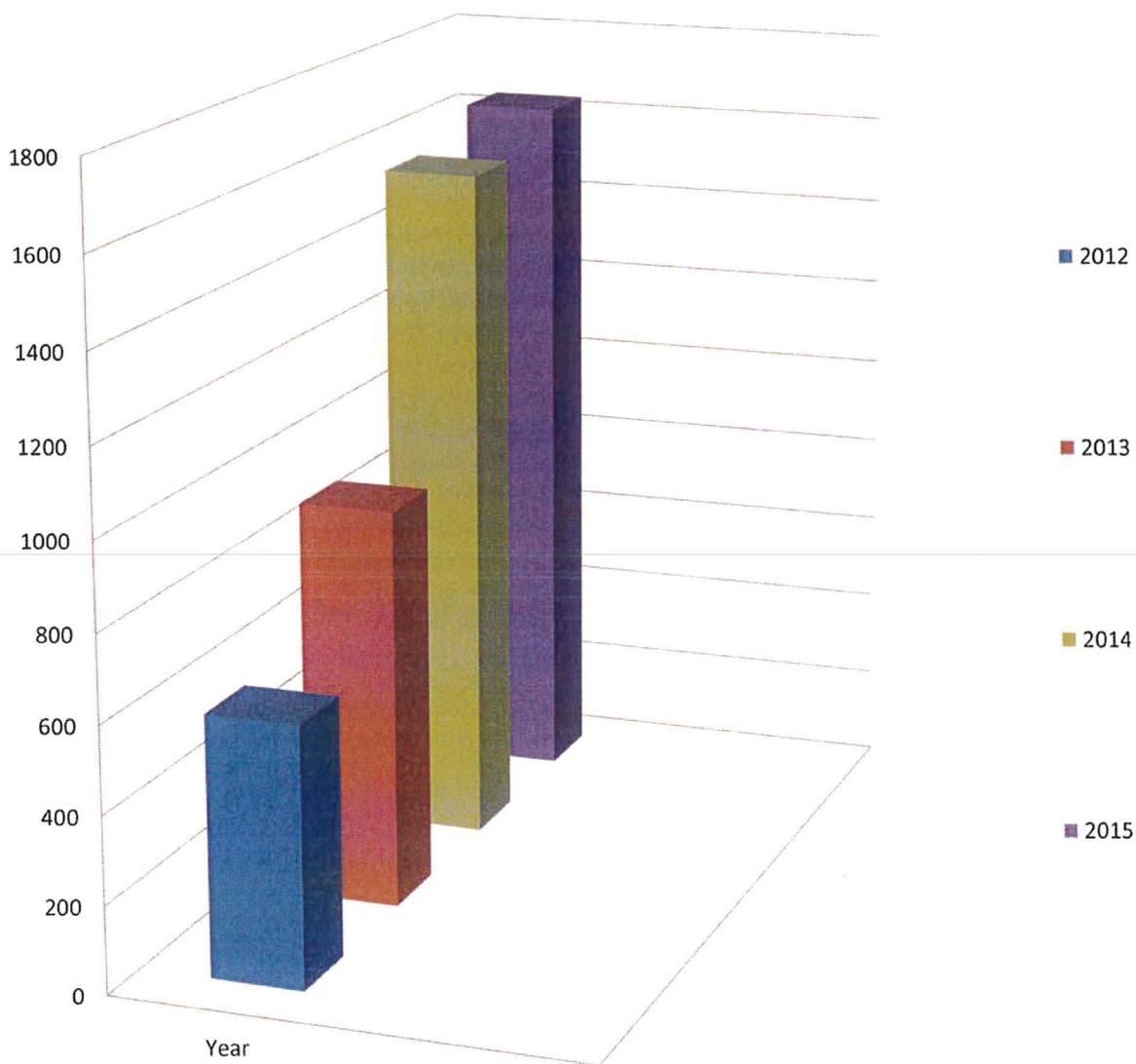
2015 RECAP

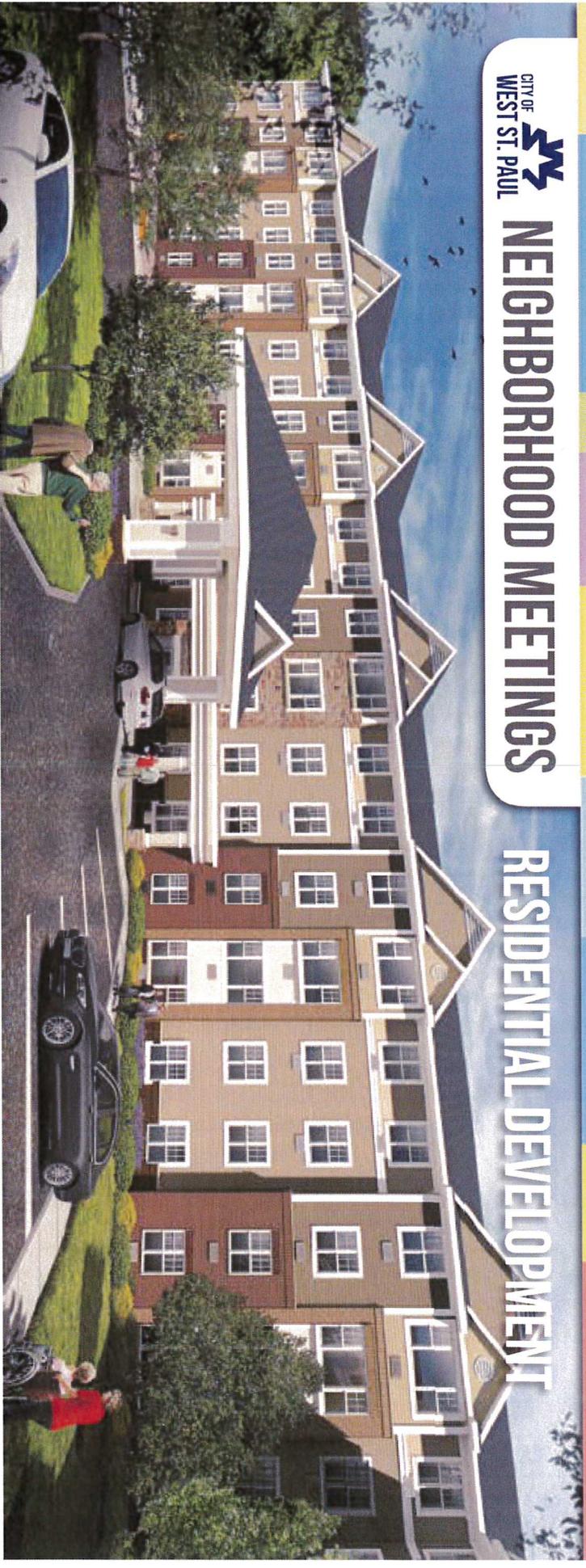
- Building Permit Fees: \$601,465
(77% increase from 2014)
- Total Valuation of all Projects: \$38,282,782
(69% increase from 2014)

2015 Code Compliance Cases (1643 Total Cases)



2012-2015 Case Comparison





THE SANCTUARY

164-unit Senior Living Facility

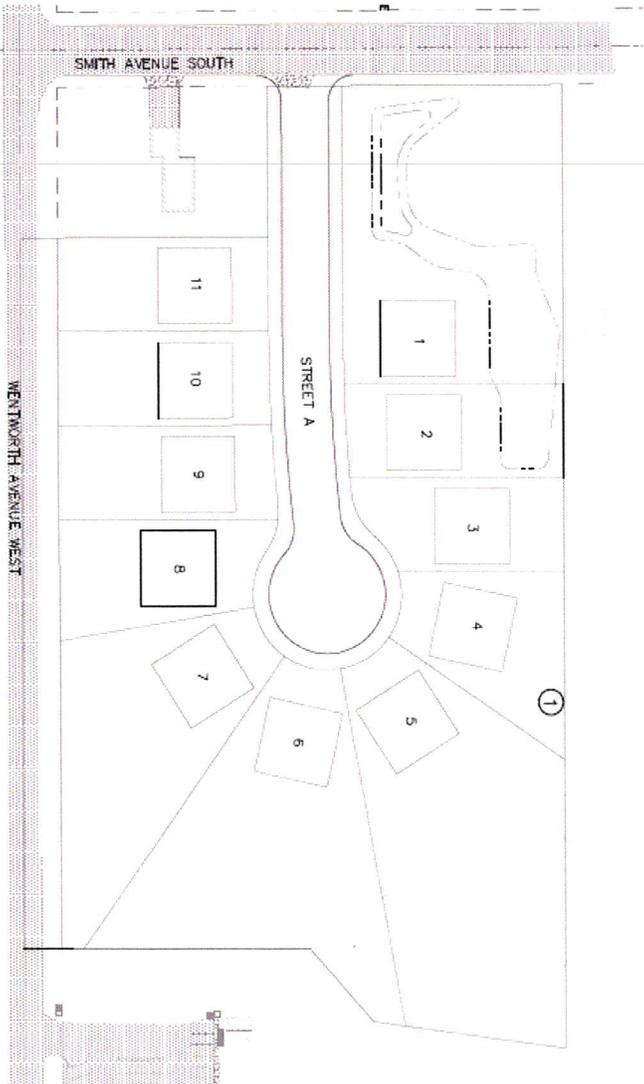
- 140 assisted living units
- 24 memory care units

Market Value: \$16.4M



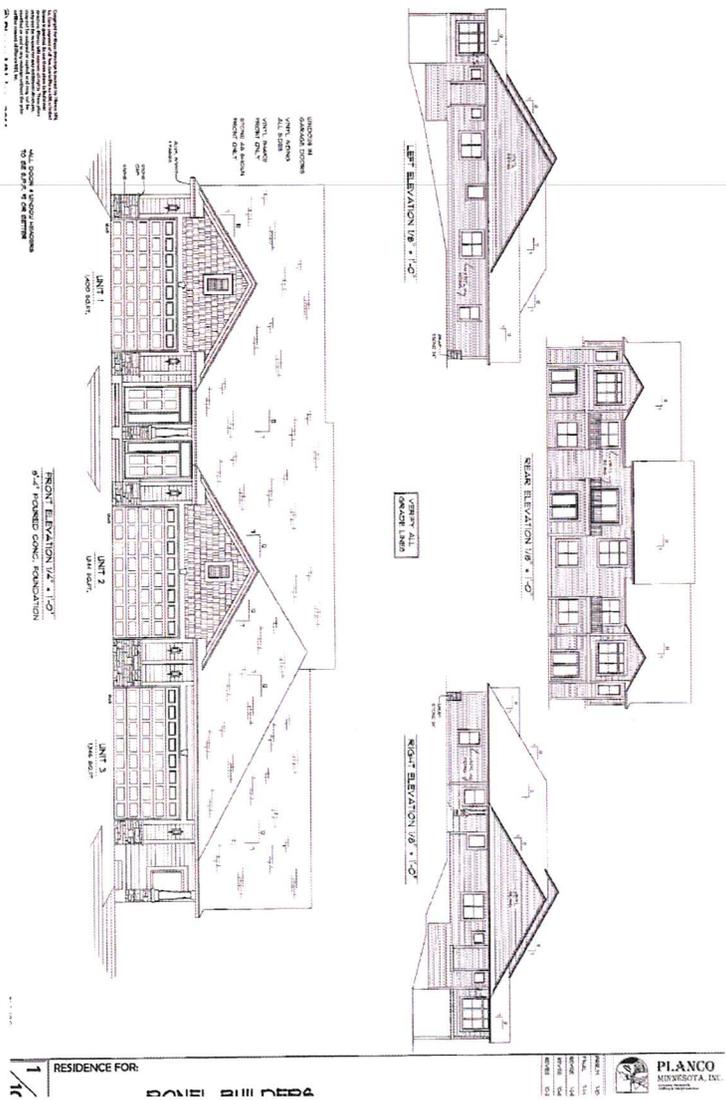
GOVEN DOYLE SUBDIVISION

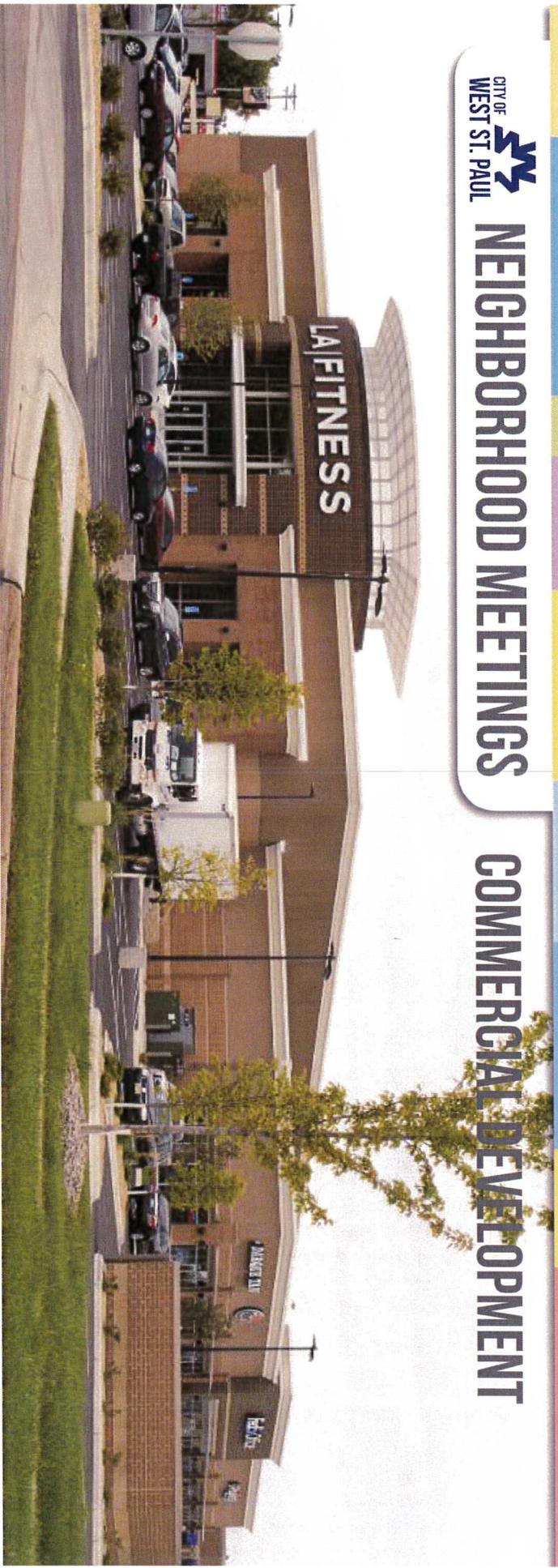
11 Single-family Homes



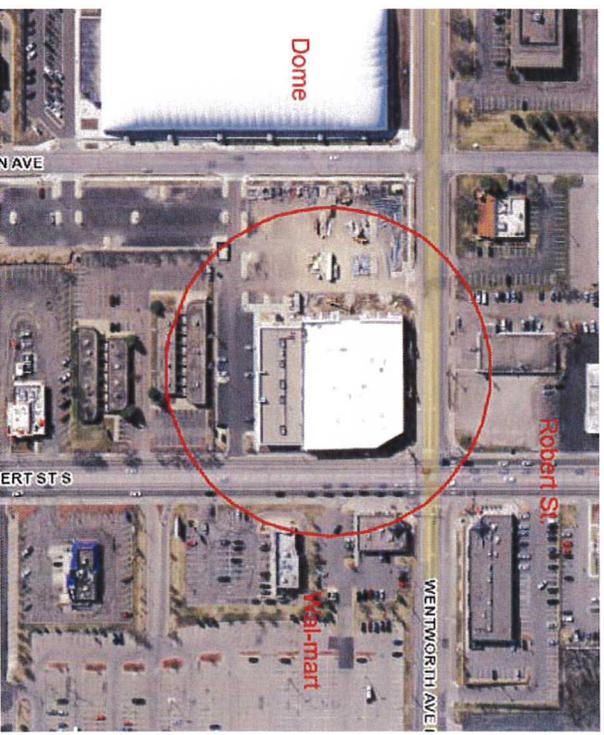
RONEL TOWNHOMES

7 Townhomes





LA | FITNESS



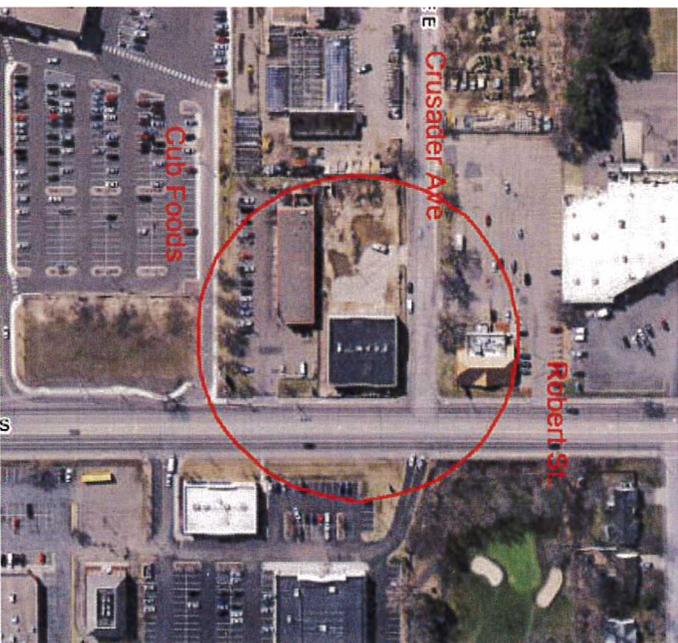
CITY OF
WEST ST. PAUL

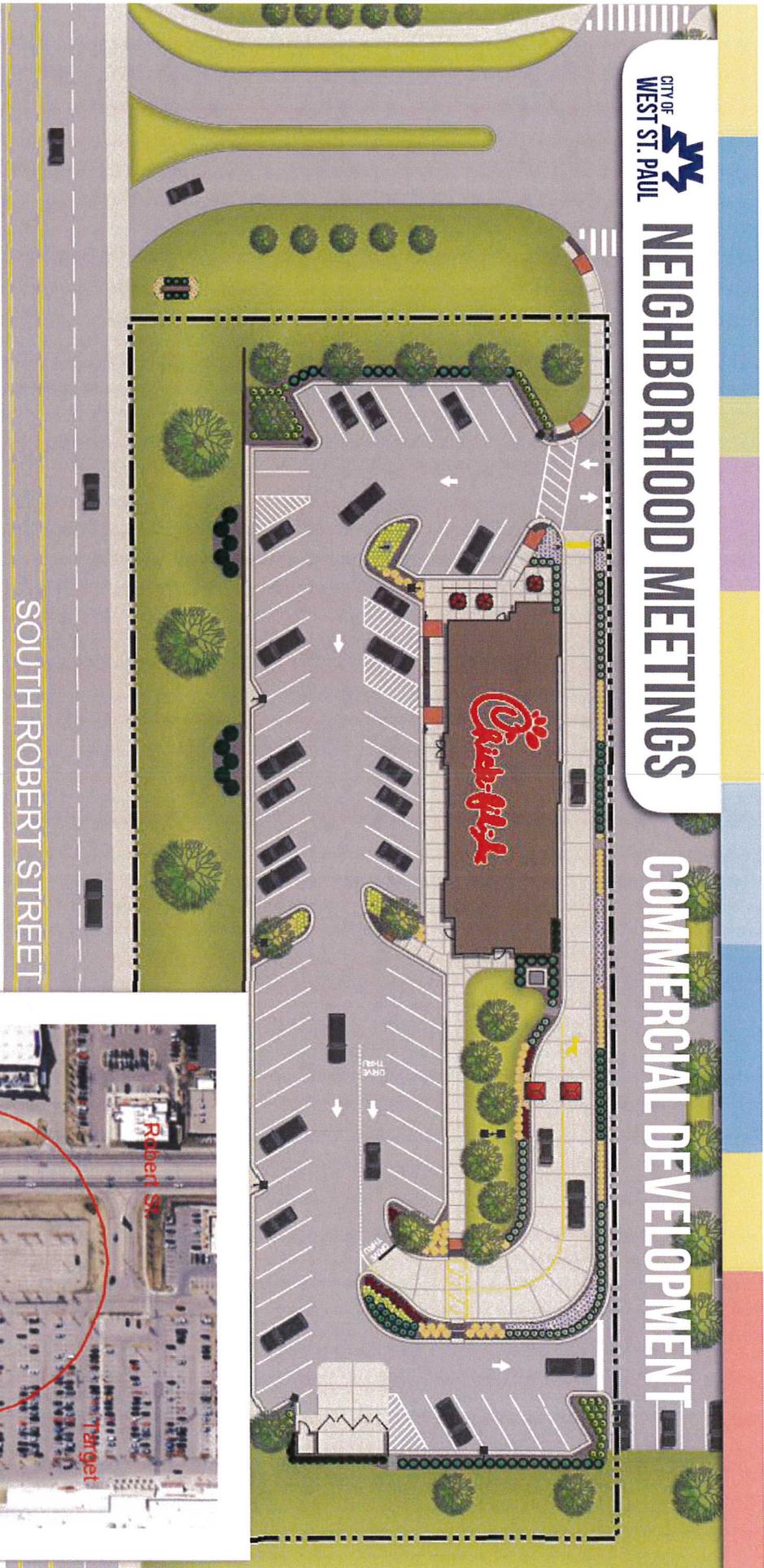
NEIGHBORHOOD MEETINGS

COMMERCIAL DEVELOPMENT



ASPEN DENTAL





CHICK-FIL-A





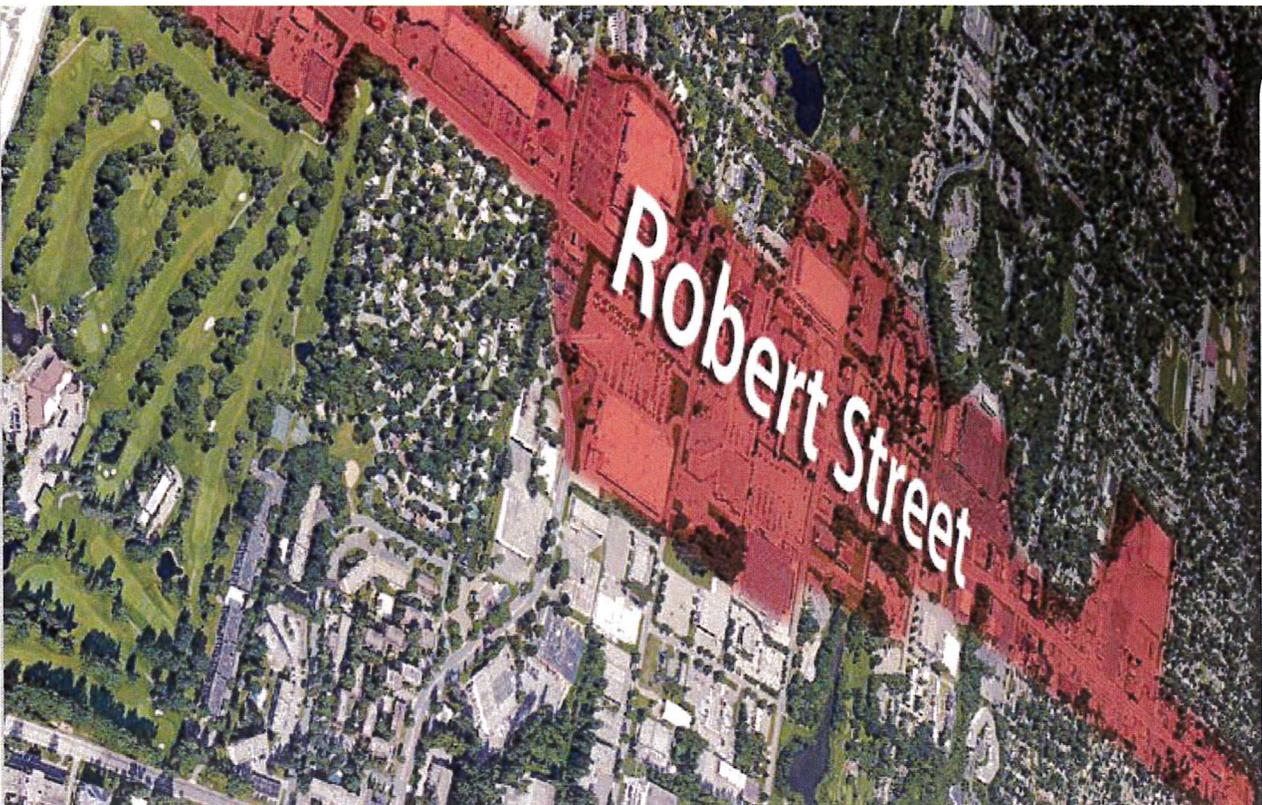
NEIGHBORHOOD MEETINGS

COMMERCIAL DEVELOPMENT



TAPEMARK EXPANSION

- Adding 82 new jobs – totaling 175 employees
- Averages wage = \$63,000
- Received a DEED MIF Grant for \$500,000 for equipment
- Growth anticipated from \$17 million to \$100 million by 2020



ROBERT STREET RENAISSANCE PLAN

TWO PHASE PROJECT

- Phase 1 – update of the 2001 Plan
- Phase 2 – development of new zoning requirements

CORRIDOR WIDE STUDY

Three concept plans:

- North Gateway
- Signal Hills
- Town Center

NEW RENTAL ORDINANCE CHANGES

Council adoption – September 28, 2015

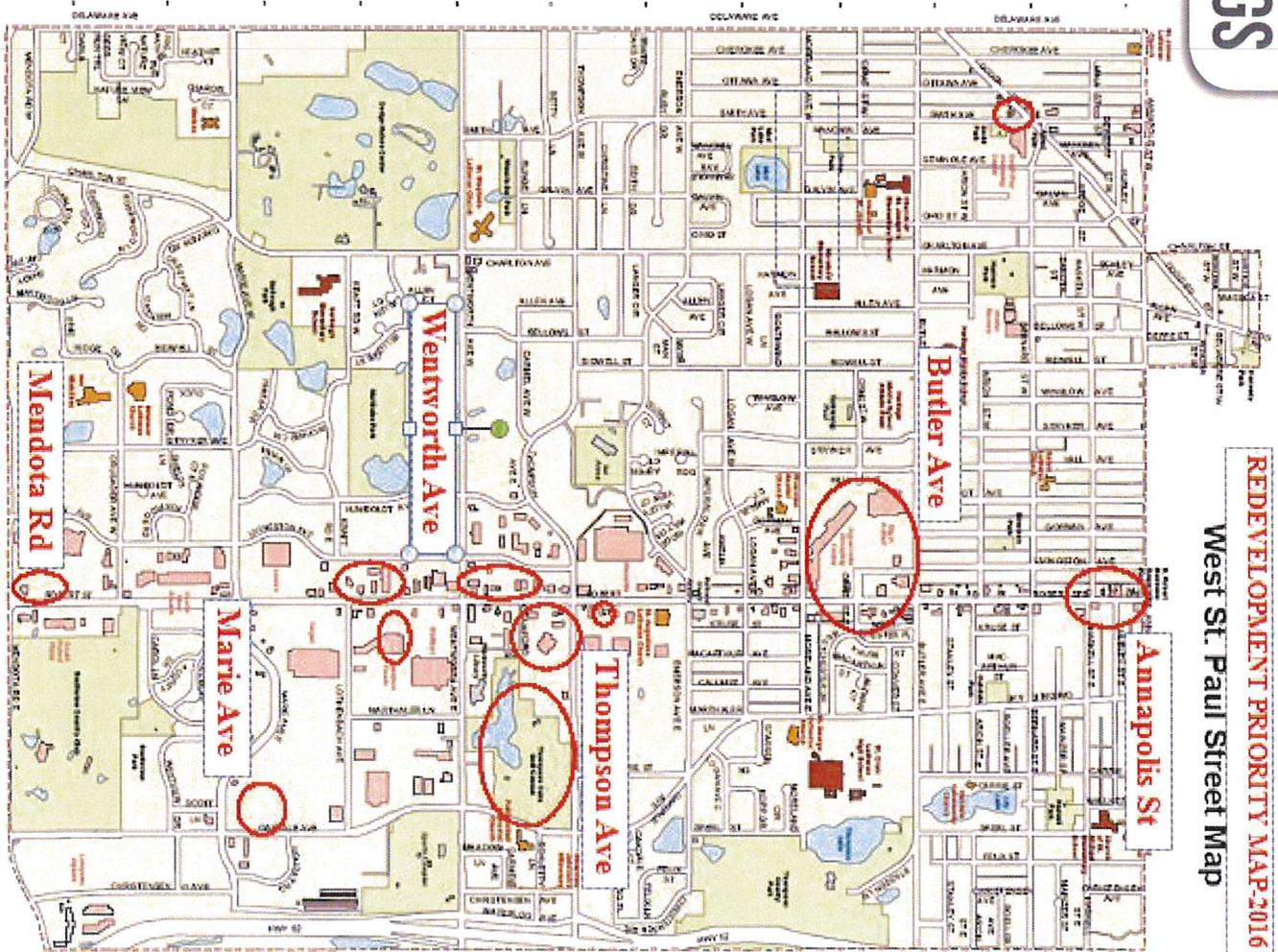
- Increased inspection standards - IPMIC
- Mandatory landlord training
- In-house rental inspector
- Year-round renewals
- Tiered fee system

Next Steps

- New hires
- Implement new renewal schedule
- Implement new software

COMING SOON

- Road Project is anticipated to spur redevelopment
- Mixed-use, transit, pedestrian friendly
- Attractive and safe transportation corridors lead to investment.
- 10 year projection - \$200M in increased market value
- \$2.6M in increased annual tax revenue for the City



Memo

To: Mayor and City Council Members
From: Dennis Schilling, Building Official
Date: 1/1/2015 – 12/31/2015
Re: Annual Building Report 2015

Number of Building Permits

Commercial.....	82
Residential.....	630
Total.....	712

Number of Demolition Permits

Commercial.....	1
Residential.....	3
Total.....	4

Number of Sign Permits

Commercial.....	63
Total.....	63

Number of Mechanical Permits

Commercial.....	44
Residential.....	248
Total.....	292

Number of Plumbing Permits

Commercial.....	28
Residential.....	218
Total.....	246

Number of Electrical Permits

Commercial.....	118
Residential.....	258
Total.....	376

Total.....	1,694
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Fees

Building Permit Fees	\$286,751.82
Demo Permit Fees	\$1,062.30
Plan Review Fees.....	\$131,220.73
License Verification Fees	\$5,661.00
Investigative Fees (penalty for work started w/o permits).....	\$2,882.45
Mechanical/Plumbing Permit Fees.....	\$85,602.71
Electrical Permit Fees	\$45,349.25
Temp Sign Fees	\$925.00
Permanent Sign Fees	\$3,919.00
Park Dedication	\$34,120.00
SAC Fee Retention	\$3,379.60
State Surcharge Fee Retention	\$590.75

Total..... \$601,464.61

Permit Type and Valuation

New Town Homes (3 units)	\$623,864.00
New Single Family Home (9).....	\$3,157,231.59
Residential Remodeling	\$4,414,811.51
Residential Demolition (3).....	\$12,800.00
Commercial Remodeling	\$5,779,074.98
Commercial Demolition (1)	\$80,000.00
New Commercial Buildings (2).....	\$24,215,000.00

Total..... \$38,282,782.08

Major Commercial & Residential Projects

LA Fitness: 1611 Robert St S	\$5,000,000.00
The Sanctuary: 1746 Oakdale Ave	\$19,215,000.00
Dollar Tree TI: 1201 Robert St S	\$185,625.00
Menon Periodontics TI: 1880 Livingston Ave.	\$213,000.00
Blvd Bar & Grill Remodel: 433 Mendota Rd E.....	\$78,421.00
Guaranty Bank TF: 1644 Robert St S	\$45,000.00
Oxendale's Market New Doors: 374 Bernard St W.....	\$26,000.00
Façade Remodel: 2001 Robert St S	\$671,700.00
Midwest Dental TF: 1907 Robert St S	\$290,000.00
Remodel Ice Rink: 60 Emerson Ave W	\$208,000.00
Commercial Reroof: 90 Imperial Dr W	\$39,200.00
St Croix Lutheran Retaining Wall: 1200 Oakdale Ave	\$50,000.00
Columbarium Foundation/Footing: 1400 Robert St S	\$36,000.00
Commercial Reroof: 966 Robert St S.	\$57,850.00
Interior Remodel: 232 Lothenbach Ave	\$105,120.00
Commercial Reroof: 2000 Robert St S	\$333,588.00
Moreland Elementary Parking Lot: 217 Moreland Ave W.....	\$26,000.00
Repair Block/Brick Wall: 1349 Robert St S	\$29,979.17
National Checking Remodel: 280 Lothenbach Ave	\$96,780.00
Moreland Elementary Office Remodel: 217 Moreland Ave W.....	\$62,500.00
Heritage Middle School Office Remodel: 121 Butler Ave W.....	\$86,315.00
Redo Front Entry: 1552 Charlton St.....	\$35,000.00
Commercial Reroof: 1970 Christensen Ave	\$120,000.00

Commercial Reroof: 11 Bernard St W.....	\$107,000.00
Cherokee Tavern Patio: 886 Smith Ave S.....	\$98,000.00
Interior Repair: 220 Marie Ave E.....	\$40,000.00
T-Mobil TI: 1740 Robert St S.....	\$32,000.00
St Stephens Reroof: 1575 Charlton St.....	\$148,698.00
Commercial Reroof: 1407 Robert St S.....	\$31,606.51
Demo/Rebuild Decks: 1945 Oakdale Ave.....	\$43,200.00
Commercial Reroof: 1037 Dodd Rd.....	\$37,215.00
Garlough Elementary Office Reno: 1740 Charlton St.....	\$559,400.00
Commercial Reroof: 85 Imperial Dr W.....	\$59,000.00
Nova Care TI: 60 Marie Ave E.....	\$34,800.00
Commercial Reroof: 337 Hurley St E.....	\$33,500.00
TI: 153 Thompson Ave.....	\$30,000.00
Early Childhood School TF: 1970 Christensen Ave.....	\$967,725.00
Demo Blockbuster: 1539 Robert St S.....	\$80,000.00
Burlington Coat Factory Dumpster Enclosure: 2001 Robert St S.....	\$37,000.00
Harmon Park Shade Structures: 230 Bernard St W.....	\$302,824.00
Kitchen Remodel: 450 Deer Run Tr.....	\$30,000.00
Replace 21 Windows: 1266 Cherokee Ave.....	\$35,000.00
Restore from Fire: 144 Bernard St E.....	\$141,000.00
Interior Remodel: 332 Bernard St W.....	\$27,612.00
Interior Remodel: 1560 Oakdale Ave.....	\$75,000.00
New Garage/Interior Remodel: 1071 Ottawa Ave.....	\$90,000.00
Interior/Exterior Remodel: 1142 Bellows St.....	\$112,102.00
Interior Remodel: 1145 Seminole Ave.....	\$35,000.00
Renewal of Expired Permit: 864 Dodd Rd.....	\$37,000.00
Interior Remodel: 144 Stanley St E.....	\$70,000.00
Basement Remodel: 389 Stanley St E.....	\$40,000.00
Interior Remodel: 1029 Gorman Ave.....	\$30,000.00
Finish Basement: 1344 Allen Ave.....	\$32,000.00
Repair from Fire: 151 Winona St W.....	\$101,598.00
Finish Basement: 353 Thompson Ave W.....	\$25,626.16
Interior/Exterior Repairs: 1286 Ottawa Ave.....	\$26,725.00
Remodel Kitchen: 1395 Smith Ave.....	\$45,000.00
Interior Remodel/Patio Conversion: 1794 Delaware Ave.....	\$120,000.00
Finish Basement/18 Windows: 1144 Ottawa Ave.....	\$51,143.04
New SF Home: 348 Crowley Cr.....	\$454,479.00
New SF Home: 330 Crowley Cr.....	\$442,170.00
New SF Home: 455 Marie Ave W.....	\$452,901.00
New SF Home: 184 Thompson Ave W.....	\$250,000.00
New SF Home/Detached Garage: 1069 Humboldt Ave.....	\$263,082.24
New SF Home: 40 Crusader Ave W.....	\$300,000.00
New SF Home: 1078 Ottawa Ave.....	\$215,479.70
New SF Home: 345 Crowley Cr.....	\$381,853.71
New SF Home: 336 Crowley Cr.....	\$397,265.94
New 3 Unit Townhome (w/o Foundation): 255/257/259 Wentworth Ave E.....	\$564,864.00
New 3 unit Townhome Foundation: 255/257/259 Wentworth Ave E.....	\$59,000.00
20'x20' Addition: 967 Ottawa Ave.....	\$40,000.00
Addition/Interior Remodel: 1887 Winslow Ct.....	\$28,519.00
Demo/Build New Garage: 419 Thompson Ave E.....	\$34,241.28
Remove/Build 22'x36' Garage: 856 Dodd Rd.....	\$30,539.52
LA Fitness Plumbing: 1611 Robert St S.....	\$142,418.71
Aspen Dental Plumbing: 1963 Robert St S.....	\$40,000.00
The Sanctuary Plumbing: 1746 Oakdale Ave.....	\$981,000.00
Menon Periodontics Plumbing: 1880 Livingston Ave.....	\$31,900.00

Midwest Dental Plumbing: 1907 Robert St S	\$49,700.00
Demo/Rebuild Bathrooms (Plumbing): 1970 Christensen Ave	\$82,000.00
Garlough Elementary Plumbing: 1740 Charlton St	\$40,000.00
Harmon Park Community Building Mechanical: 230 Bernard St W	\$38,000.00
Aspen Dental Mechanical: 1963 Robert St S	\$29,500.00
LA Fitness Mechanical: 1611 Robert St S	\$318,000.00
The Sanctuary Mechanical: 1746 Oakdale Ave	\$610,000.00
Library Chiller Install Mechanical: 193 Wentworth Ave E	\$78,790.00
Heritage Middle School Pool Mechanical: 121 Butler Ave W	\$200,000.00
New Rooftop Units/Ductwork Mechanical: 1970 Christensen Ave	\$85,000.00
New Chiller/Exhaust Fan Mechanical: 232 Lothenbach Ave	\$64,840.00
MUA/Exhaust Mechanical: 60 Emerson Ave W	\$34,240.00
Mechanical Fixtures: 153 Thompson Ave	\$43,240.00
Garlough Elementary Mechanical: 1740 Charlton St	\$57,500.00
Demo Commercial Building: 1994 Robert St S	\$28,000.00
Total.....	\$37,636,377.18

2015 Pass Through Fees

SAC Fees	\$330,505.00
Erosion Control	\$27,300.00
State Surcharge Fees	\$15,099.27
Total.....	\$372,904.27

Annual Planning Commission Report 2015

Planning Commission:

Application	# Cases
<i>Site Plans</i>	4
<i>Conditional Use Permits</i>	6
<i>Plats</i>	2
<i>Rezoning</i> s	2
<i>Zoning Amendments</i>	3
<i>Interim Use Permits</i>	4
<i>Comp Plan Amendments</i>	1
Total Planning Cases	22
<i>Approvals</i>	22
<i>Denials</i>	0
Total	22

Committee of Adjustments:

Application	# Cases
<i>886 Smith Ave (Cherokee - 2 variances for patio)</i>	1
<i>1770 Robert (Chick-fil-A – 4 variance for site plan)</i>	1
<i>8 Annapolis St. E. (2 variances for new home)</i>	1
Total Variance Cases	3
<i>Approvals</i>	3
<i>Appeals</i>	0
Total	3

Significant Projects:

The Sanctuary Development
Chick-fil-A
Wentworth Townhome Development
Rental Licensing Amendments
Renaissance Plan Update
Marie/Oakdale Trail & Sidewalk Feasibility Study
Garlough Safe Routes Project
Housing Survey/Study
Comm. Dev. Software

ANNUAL CODE ENFORCEMENT REPORT 2015

Junk -----	483
Property Maintenance -----	363
Vehicles -----	214
Grass/Weeds -----	311
Other Nuisance -----	138
Sidewalk Snow Removal -----	18
Hazardous Homes -----	15
Total -----	1,643

ABATEMENTS

Procedural Abatement -----	100
Emergency Abatement -----	06
Total -----	106

REPEAT CALLS FOR SERVICE

Repeat Calls for Service Waning letter -----	23
Repeat Calls for Service Fee Issued -----	19

KNOWN VACANT PROPERTIES

Total -----	138
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FEES PAID

Total -----	\$31,998
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