

More Space Self Storage, LLC
4813 Blaine Ave.
Inver Grove Heights, MN 55076

May 27, 2020

Jim Hartshorn, Community Development Director
City of West St. Paul
1616 Humboldt Ave.
West St. Paul, MN 55118

RE: BUSINESS SUBSIDY APPLICATION
Site Location: Oakdale Ave, West St. Paul, PID: 42-02000-78-060

Mr. Harsthorn:

This letter is the follow-on to be accompanied with the City of West St. Paul Business Subsidy Application.

The subject site, located off Oakdale Avenue, West St. Paul, is a vacant lot. To the north of the subject site is Crawford Door Sales and to the south is Midwest Plastics. This site has been a vacant, undeveloped lot for several decades. More Space Self Storage, LLC is interested in developing this 2-acre site.

The site has been vacant for many of the reasons outlined within the accompanied Business Development Application. During the process of our due diligence we discovered many barriers to developing this location. The site soils are excessive due to the topography, thusly requiring the costly export of soils. The site has significant volunteer tree growth, this too is costly to remediate. Since the site is not currently platted several additional barriers exist. Site access is a development constraint as well as the County increase in right-of-way. These are just a few of the factors that limit the site potential for development.

These constraints make the site virtually undesirable for development. More Space Self Storage, LLC is engaging the possibility to develop the site for the purpose of Self Storage. The city of West St. Paul will benefit greatly by having Self Storage in this location. Residents will be able to utilize our unique drive-thru feature to access their stored belongings. The City benefits in this development with an increased tax base 15 times more than the current tax base. An EDA development grant will have a tremendous payback for the City and Residents of West St. Paul.

Please consider our application for a grant of funds to directly facilitate the development of this long-vacant parcel. Without this assistance these small and constrained parcels will not likely be developed in the foreseeable future. More Space Self Storage looks forward to being able, once again, to develop and do business with and within the City of West St. Paul and the Economic Development Authority.

Sincerely,



Lawrence M. Koland, Managing Partner
More Space Self Storage, LLC