

CITY OF WEST ST. PAUL

BUSINESS SUBSIDY APPLICATION

Name of Applicant (individual or corporation): More Space, LLC

Site Location OAKDALE, A/E PID: 42-02000-78-060  
Business Address: ~~1017 W. WINDING~~ City: WEST ST. PAUL Rent or Own? OWN

Phone: Business (651) 338-8785 Home: ( ) Fax: ( )

Owner of Project Site (if different): DJJ HOLDINGS, LLC

Business Organization: Sole Proprietor  Partnership  Corp.  LLC

Names of Partners or Shareholders:  
LAWRENCE KOLAND  
RUSS ZELMER

Product or Service:  
CLIMATE CONTROLLED SELF-STORAGE

No. of Employees (incl. Owners) 6 No. of Employees Projected 6-8

Wage rates \$13-16/hr. Projected Wage Rate for new employees \$13/hr.

Description of Proposed Project  
SELF STORAGE FACILITY TO BE CONSTRUCTED UPON A CURRENTLY VACANT LOT. THE SITE IS CONSTRAINED IN SIZE, SOILS, POTENTIAL CONTAMINATION, COUNTY RESTRICTIONS AND SET BACKS AS WELL AS STORM WATER FACILITIES AND DRAINAGE. ENGINEERING CONSTRAINTS INCLUDE REMOVAL OF EXCESS SOILS, RIGHT-OF-WAY CONSIDERATIONS.

Participating Lender: DRAKE BANK Loan Officer: WILLIAM LESHER Phone: 651-767-9808

Uses of Funds:

| Types of Expenditure  | Cost                |
|---|---------------------|
| - <u>SITE DEVELOPMENT, SOILS REMEDIATION AND REMOVAL</u>                                      | <u>\$ 218,000</u>   |
| - <u>BUILDING CONSTRUCTION</u>  | <u>\$9,000,000</u>  |
| - <u>BUSINESS DEVELOPMENT, MARKETING, IMPROVEMENTS (DRIVE THRU LANE); DESIGN, ENGINEERING</u> | <u>\$ 160,000</u>   |
| Total Uses <u>1</u>   | <u>\$ 9,378,000</u> |

City of West St. Paul  
 Business Subsidy Application  
 Page Two

Scheduled Project Start Date: SUMMER 2021 Project Completion Date: SPRING 2022

Sources of Funds:

|                    | Source Amt. | Pct. Rate | Term   | Collateral | Payment |
|--------------------|-------------|-----------|--------|------------|---------|
| Personal Equity    | \$2,344,500 | 25%       | N/A    | N/A        | N/A     |
| Business Equity    | N/A         |           | N/A    |            |         |
| Bank: <u>DRAKE</u> | \$7,008,500 | 74.997%   | 20 YRS | T.D.B.     | T.B.D   |
| Bank:              |             |           |        |            |         |
| Other:             |             |           |        |            |         |
| West St. Paul EDA  | \$251,000   | .003%     |        |            |         |
|                    |             |           |        |            |         |
| Total Sources      | \$9,376,000 | 100%      |        |            |         |
|                    |             |           |        |            |         |
|                    |             |           |        |            |         |

All grants require at least equal to the amount of the grant.

Please include the following with your application:

- A map showing the location of the project.
- A statement indicating why the funds are necessary to undertake this project, how proposal meets business subsidy criteria, and if the project will proceed without assistance.

Additional information may be requested as needed. The City of West St. Paul reserves the right to approve or deny applications for the Business Subsidies Program.

I certify that the above information, and any additional information enclosed herein, is true and correct to the best of my knowledge.

Signature of Applicant: 

Date: 5/18/2020

Submit to: Jim Hartshorn, Community Development Director  
City of West St. Paul  
1616 Humboldt Avenue  
West St. Paul, MN 55118  
Or email to [jhartshorn@wspmnm.gov](mailto:jhartshorn@wspmnm.gov)

For further information or clarification, call (651) 552-4140

**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.

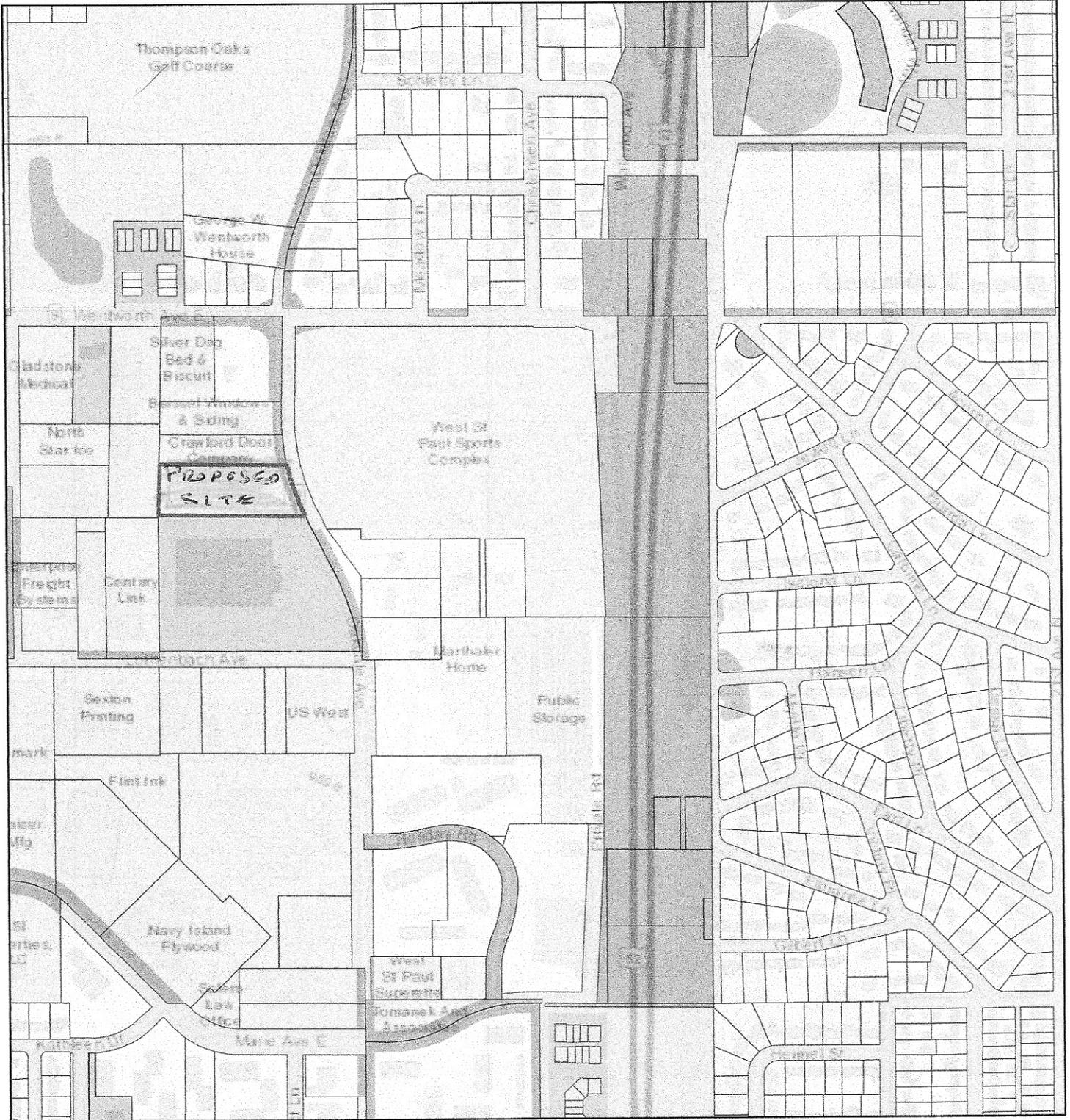
Please consider our application for a grant of funds to directly facilitate the development of this long-vacant parcel. Without this assistance these small and constrained parcels will not likely be developed in the foreseeable future. More Space Self Storage looks forward to being able, once again, 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

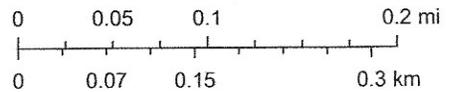
# Property Map



5/26/2020, 8:52:51 PM

1:9,028

- Tax Parcels
- Multi-owner Parcel
- Water in Tax Parcel
- Right of Way Easement
- Dedicated Right of Way



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community