

About West St. Paul, MN

West St. Paul is a thriving city of cohesive neighborhoods, vibrant businesses, and successful community partnerships. Our city offers a wide-variety of shopping, housing, and business development opportunities. Our parks, lakes, and award-winning schools are alive with countless cultural, recreational, educational, and leisure activities. West St. Paul has easy access to the Twin Cities' numerous regional amenities and attractions. From our 2 ½ mile downtown to thriving industrial areas, West St. Paul continues to attract quality growth while maintaining the small-town feel and high quality of life that makes it exceptional.

West St. Paul Demographics

Population 2017:	20,886
Population change since 2010:	1,346 (added to the population)
Median Household Income 2017:	\$52,144
Median Household Income 2010:	\$28,400
Median Home Value 2017:	\$183,300
Median Home Value 2016:	\$175,000
Median Home Value 2010:	\$215,800
Median Age 2017:	36.7 yrs.
Median Age 2010:	35.5 yrs.
Unemployment in 2017:	4.3 %
Unemployment in 2016:	5.7 %

Sources Include:

- 2017 Met Council Community Profile
- U.S. Census Bureau, 2011 - 2017 American Community Survey
- MN DEED, Local Area Unemployment Statistics – 2017
- MN DEED, Census of Employment and Wages - 2017

BUILDING PERMIT NUMBERS 2018:

- Building Permit Valuation \$47,160,257 (RECORD YEAR)
- Includes Residential Remodeling \$ 2,282,012
- Building Permit Numbers 1,697
- Building Permit Fees Collected \$ 598,429 (RECORD YEAR)
- Went Live with Digital Plan Reviews

PLANNING/ZONING:

- The 2040 Comprehensive Plan update is in the final stages of the approval process. The plan was sent to the Met Council for their review. Staff anticipates comments back from the Met Council by March 2019. If any edits are required, they will be addressed by staff prior to review of the final draft with the Planning Commission and Council for final adaptation.
- Dakota County River to River Greenway Trail – a Joint Powers Agreement was signed between the City and Dakota County to approve a bike trail through West St. Paul.

CITY HALL BUILDING MAINTAINENCE:

- City Hall/Fire Station roof was replaced \$150k under budget.
- HVAC system replaced.
- Parking lot bid was \$43k under budget.
- New parking lot lights came in \$3k under budget.
- Garage doors were all replaced 12k under budget.
- Replaced roof at ice arena.
- Having solar panels installed on City Hall and Public Works garage.
- Three department vehicles were replaced saving the City \$6k and eliminating the need to purchase one in 2019.

MAJOR INDUSTRIAL PROJECTS:

- Tapemark – completed their three-year expansion project by adding 75 employees bringing their total employee count to 200 employees. They received a MN Dept. of Employment and Econ Dev MIF Grant for \$150,000.
- Prime Design Expansion was completed.
- Navy Island Plywood – purchased the former RTC building (1777 Oakdale Avenue) and increased their employee base to 120 employees. They plan to expand again in 2019.
- Harrison Dental Expansion was completed.

COMMERCIAL PROJECTS:

- HyVee (150 Thompson Avenue East) – signed a purchase agreement for a 68,400 square foot store that includes a pharmacy, liquor store and detached convenience (gas) store.
- Town Center 1:
 - The EDA purchased the Maaco building and plans to sell the vacant building to a developer. Staff met with several developers, but the Beard Group seems to be the most interested at this point. They recently met with County staff to determine easement requirements for tunnel project. Developers from Fresh Thyme and Traders Joes also met with staff about this corner.
- Town Center 2:
 - Planet Fitness, Jersey Mikes and Qdoba Mexican restaurants opened this year. Businesses that opened last year include: Raising Caines Chicken and Grifols Plasma Center.

- Climate Controlled Storage Facility (68 Moreland). Construction has begun and they expect to open in spring 2019. They received a \$10,000 Exterior Grant from the EDA.
- McDonalds (1273 Robert Street) – building plans were approved for exterior remodel project.
- Menards (1445 Robert Street) – completed an internal remodel project and expansion of the warehouse area.
- Walmart (1644 Robert Street) – completed a major remodel.
- Super Target (1790 Robert Street) – completed a major remodel.
- Cub Foods (2001-2009 Robert Street) – completed a major remodel.
- Culver’s Restaurant (125 Marie Avenue East) – completed an interior remodel.
- Denny’s Restaurant (1458 Robert Street) - opened for business.
- Rivera Chiropractor Office (1166 Robert Street) – open for business.
- Southview Square Strip Mall (Goodwill) – completed a major façade remodel project and relocated/expanded Goodwill.
- Veterinary Clinic (2000 Robert Street) – rehab on this building has begun.
- Signal Hills - “Just Paws” Pet Salon relocated to Signal Hills after being displaced from the closing of River Bluff’s Center Mall.
- Signal Hills – “La Michoacan” Mexican ice cream shop open for business in Signal Hills.
- Signal Hills - Supermex Market opened in Signal Hills Mall.
- Robert Street Plaza filled completely – first time in 16 years.
- Moreland Elementary (217 W. Moreland) – completed expansion.
- Garlough Elementary (1740 Robert Street) – received approval for expansion.
- Kentucky Fried Chicken (1560 Robert Street) – completed a remodel project.

- New Neighborhood Bistro Pub (973/975 Smith Avenue) – CUP was approved for on-sale liquor and outdoor seating.
- Evolve - Co-working Office Suites (260 East Wentworth Avenue) – most of the building has been rehabbed and they currently have 135 businesses renting space.
- Top Dog (1307 Robert Street) – opened for business.
- TFC Bank completed a major remodel project.
- Cell Phone Tower (1440 Robert Street).

COMMUNITY DEVELOPMENT INCENTIVE PROGRAMS:

- Commercial/industrial Redevelopment grants
- Commercial Exterior Grants
- Monument Sign Grants
- Tax Increment Financing
- Tax Abatement
- Dept. of Employment and Economic Development (DEED) Programs
- Met Council Programs
- Dakota County Programs

MAJOR HOUSING PROJECTS:

- Thompson Oaks Golf Course Redevelopment – the Council showed support for a 4-story, 150 market rate apartment building, 10 single-level senior villas and 9 multi-level town homes units.
- DARTS (1635 Marthaler Lane) – construction will soon begin on a 172-unit affordable senior rental housing complex. The EDA agreed to issue a \$1,622,000 PAYG tax increment revenue note.

- 252 Roof Top (252 Marie Avenue) – after being shut down several times, this market rate apartment project seems to be back on track.
- Crawford Town Homes – after a four-year delay, Centra Homes is expected to purchase remaining parcels from Sherman Associates and construct 17 new market rate town homes bringing the total to 31 town homes (14 have already been built and sold).
- 210 Logan – this house was purchased, rehabbed, and sold by the EDA to a family moving to WSP.
- North Gateway Development – the Dakota County CDA recently sent out Requests for Proposals (RFP's) to housing/senior developers.
- 353 Renberg – this former problem property had a history of code issues and was a forced tear down. The vacant lot is now for sale, but has County and City assessments.
- Three Habitat for Humanity Homes constructed and sold along Gorman Avenue.
- New single family houses - new construction:
 - 270 Annapolis
 - 158 Haskell Street East
 - 1072 Ottawa Avenue
 - 269 Edgewood Lane
 - 1974 Stryker Avenue
 - 32 Crusader Avenue
 - 455 Bernard Street East

CURRENT HOUSING PROGRAMS:

- Community Development Block Grant (CDBG) Program – Five Single Family Homes were remodeled utilizing \$99,694 in Housing Rehab Loans
- HOME Investment Partnership Program (HOME)

- Home Improvement Loans
- First Time Home Buyer Program
- Mortgage Foreclosure Counseling Program
- Pre-Purchase Counseling
- Home Stretch Home Buyer Education Program
- Housing Replacement Program
 - Option I: Demolition Assistance
 - Option II: Acquisition, demolish and resell lots to developers
- Outstanding Property Awards
- DARTS – Outdoor Chore Service
- Senior Housing Program
- Energy Assistance Program

RENTAL LICENSING:

- 425 Rental Licenses were issued.
- Over 100 letters of compliance were issued.
- \$73,000 was collected in rental citations.
- The process to renew licenses, provisional and revocation of licenses will be reviewed at a future planning session.

CODE ENFORCEMENT:

- 1,291 compliance letters issued (nuisance, vehicles, property maintenance violations, zoning ord. violations and hazardous or vacant bldg.. violations).
- 195 administrative citations issued.
- 16 repeat nuisance fees issued.
- A new Code Inspection Plan will be utilized this year.
- A new Housing/Code Inspector will be hired this year.
- Maintained the Complaint Activated Step Enforcement (CASE) Program. Over 1,200 calls were received.

- Problem Properties Committee reviewed over fifty problem property cases. Cases range from hazardous houses, hoarding, pest infestation, unsafe structures, dangerous occupants, property maintenance issues, parking issues, etc.

MARKETING PLAN:

- New EDA Website. See link at wspmn.gov/193/economic-development.
- Visited with over thirty commercial and housing developers, provided tours of possible redevelopment sites and reviewed possible incentives and site and pro-forma information.
- Advertised the Open to Business Program.
- Completed new EDA Website.
- Provided economic development articles in City Newsletter and EDAM Newsletter.
- Hosted Bankers/Realtors Committee Meeting – promoted programs and available property. Reviewed possible new incentives for commercial business.
- Utilized resources from Dept. of Employment and Economic Development (DEED), Economic Development Association of MN (EDAM), Metropolitan Council, Dakota County, MNCAR, Xcel Energy, Chamber of Commerce, and others.
- Responded to numerous business inquiries.
- Attended various conferences, seminars, trade shows and open houses.
- Speaker at the Summer EDAM Conference, which was attended by over a hundred developers.
- Attended several Chamber events.
- Promoted plans and development projects at City's Open House.

REDEVELOPMENT FOCUS – 2019

1. North Gateway
2. Emerson Hill Comm. Building
3. Signal Hills
4. Town Center 1
5. HyVee
6. Thompson Oaks GC
7. Smith/Dodd Area
8. Various Robert Street Locations
9. Comp Plan
10. Housing Plan
11. Dakota County River to River Trail

*See Attached Map for locations.

West St. Paul Street Map

Smith/Dodd

North Gateway

Emerson Hill
Comm. Bldg.

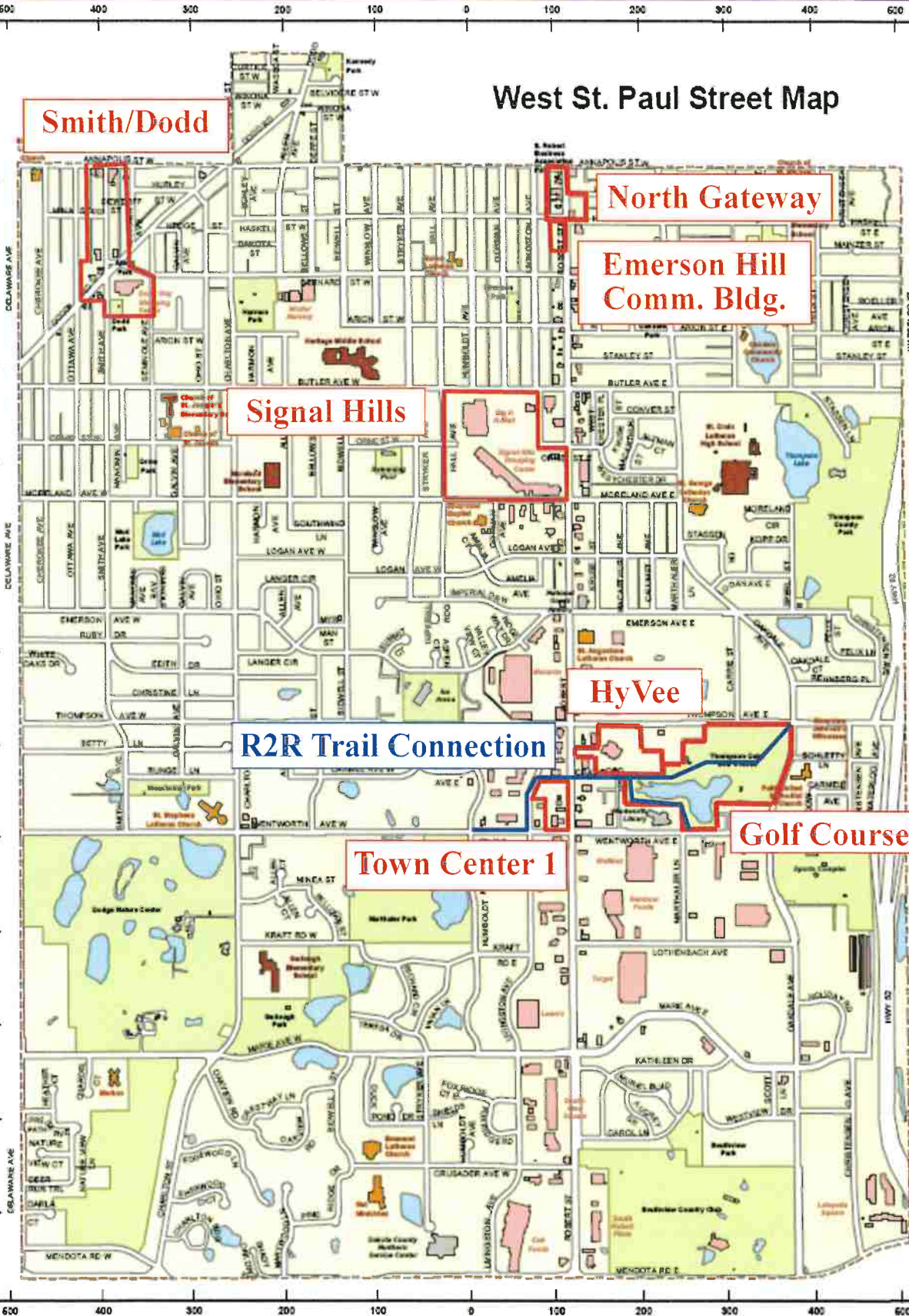
Signal Hills

HyVee

R2R Trail Connection

Town Center 1

Golf Course



0 0.25 0.5 Miles

Prepared by the
South County Office of the
City of West St. Paul

COMMUNITY DEVELOPMENT

(Anticipated Projects in 2019)

Commercial/Retail Redevelopment:

1. Emerson Park Commercial Building.
2. Signal Hills/Kmart Area – Periodical Meetings with Mall Reps.
3. Relocation of Auto Zone.
4. Work with property owners to sell vacant space.
5. HyVee completion.
6. Town Center 1 – Staff is working with various developers who represent various commercial prospects (Trader Joes, Fresh Thyme, Sit Down Restaurant, Medical Clinic and Bank).
7. South Robert Plaza – Veterinary Clinic.
8. Robert Street Market Place (Cub Foods) Outlot Area.
9. Maintain Website.
10. Business Recognition Event(s).
11. Business Retention Visit(s).

Industrial Development:

1. Staff has identified four industrial expansion projects that will likely happen in 2019.
2. Staff is working with a prospect for the former vacant Seton Printing Building.

Housing Development:

1. Incorporate new housing plan into comp plan.
2. Market the Housing Replacement Program to housing developers.
3. Maintain the current housing programs as previously listed.
4. Investigate a Housing Improvement Area.

