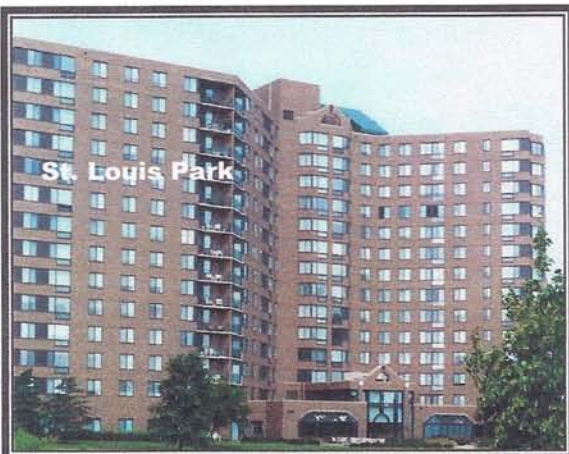
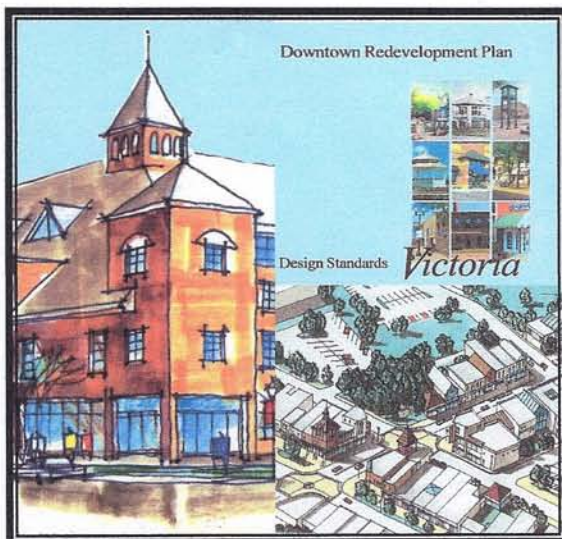


Thibault

Planning Development
ASSOCIATES
LLC

DOWNTOWN and REDEVELOPMENT WILLIAM THIBAULT

SUMMARY – Over 30 years of experience in downtown redevelopment including the cities of St. Louis Park, Victoria, North St. Paul, Hopkins, Princeton, Medina, Milwaukee, Watertown and White Bear Lake



May 2007

SPECIFICS

- **St. Louis Park - Excelsior Boulevard Redevelopment District:**
 - Redevelopment plan and design criteria
 - Formalizing the district
 - Financial – Administration
 - Acquisition
 - Working with the HRA, City Council, Planning Commission and property owners throughout the process.
 - Leasing of acquired property
 - Recommendations on development proposal.
 - Relocation
 - Environmental issues.
 - In 10 years the assessed value increased \$51 million and the project had a cash balance of about \$10 million. Excelsior on Grand is a recent phase of a portion of the original district.
- **Hopkins Main Street** – As the sub-consultant on financing, he presented some 23 methods to finance the project. He also served as a sounding board on design.
- **Victoria Downtown**
 - General administration
 - Economic – Tax base study
 - Downtown design standards
 - Acquisition advice
- **North St. Paul – 7th Avenue**
 - General plans for downtown
 - Plans for Margaret Street
 - Plans for Downtown Corridor
- **Oak Park Village** – Redevelopment of a polluted industrial site with an original market value of \$2,000,000 on 80 acres. Redevelopment includes housing, commercial, park-open space, and a new civic street. Responsibilities:
 - Set up / establish district
 - Obtain federal NDP funding, sale of bonds
 - Redevelopment plan
 - Environmental supplement
 - Site plan – Plat for redevelopment including park, new pond, new civic street and local streets.
 - Marketing
 - Recommending development
 - Administration
 - Conversion of the district from a Federal Project to a local TIF district.
 - Financial administration.
 - TIF Bonding – Repayment schedule

In 15 years, the market value was over \$15 million and the cash balance was enough to pay off the bonds early. This project not only had all the normal redevelopment issues, but was significantly complicated by the federal NDP requirements and a huge stigma related to pollution.
- **Watertown**
 - Downtown Design Standards