

**ST. LOUIS PARK ECONOMIC DEVELOPMENT AUTHORITY
HENNEPIN COUNTY
STATE OF MINNESOTA**

**NOTICE OF NEW PUBLIC HEARING ON THE SALE OF PROPERTY TO SHERMAN
ASSOCIATES, INC. OR ENTITIES RELATED TO OR AFFILIATES OF SHERMAN
ASSOCIATES, INC.**

NOTICE IS HEREBY GIVEN that the Board of Commissioners (the “Board of Commissioners”) of the St. Louis Park Economic Development Authority (the “EDA”) will hold a public hearing on Monday, May 19, 2025, at approximately 6:00 p.m. in the City Council Chambers located at 5005 Minnetonka Boulevard, St. Louis Park, Minnesota, to conduct a public hearing regarding the proposed sale of certain property located in the City of St. Louis Park, Minnesota (the “City”) which is currently owned or anticipated to be owned by the EDA prior to conveyance (the “Property”) to Sherman Associates, Inc., a Minnesota corporation (“Sherman Associates”), Beltline Development LLC, a Minnesota limited liability company, Beltline Mixed Use LLC, a Delaware limited liability company, Beltline Station Limited Partnership, a Minnesota limited partnership and an affiliate of Sherman Associates, or any other entity related to or an affiliate of Sherman Associates (collectively, the “Developer”), for the construction and development of a multi-phase mixed-use development. The Property is a portion of a 6.6-acre site at the southeast corner of CSAH 25 and Beltline Boulevard in the City legally described as follows, a portion of which will be replatted as Lots 1, 2, and 3, Block 1, Beltline Station, according to the recorded plat thereof, Hennepin County, Minnesota:

Lot 17, Block 1, Lewiston Park, Hennepin Co. Minn.

And

Lot 1, 2, 3, 4, 13, 14, 15 and 16, Block 1, Lewiston Park, Hennepin Co. Minn., except that part of said Lots described as follows:

Commencing at the Southeast corner of said Lot 4; thence Westerly along the South line of said Lot 4, a distance of 6.00 feet to the point of beginning of the tract of land to be described; thence North 00 degrees 19 minutes 53 seconds East, assumed bearing, parallel with the East line of Lots 5 and 6, said Block 1, a distance of 114.27 feet; thence Northwesterly along a tangential curve to the left having a radius of 15.00 feet and a central angle of 61 degrees 46 minutes 23 seconds, a distance of 16.17 feet; thence North 61 degrees 26 minutes 30 seconds West, tangent to said curve, a distance of 40.60 feet; thence Westerly along a tangential curve to the left, having a radius of 24.00 feet and a central angle of 76 degrees 35 minutes 00 seconds, a distance of 32.08 feet; thence Southwesterly along a reverse curve to the right, having a radius of 361.58 feet and a central angle of 26 degrees 53 minutes 32 seconds, a distance 169.71 feet; thence South 43 degrees 00 minutes 19 seconds, West, not tangent to said curve, a distance of 71.07 feet to the intersection with a line distant 46.00 feet Easterly of as measured at a right angle to and parallel with hereinafter described “Line A”; thence Southerly along said parallel line, a distance of 26.00 feet to the South line of said Lot 13; thence Easterly along said South line and the easterly extension thereof, a distance of 128.10 feet to the centerline of alley; thence Northerly along the centerline of said Alley, a distance of 32.65 feet to the intersection with the westerly extension of the South line of said Lot 4; thence Easterly along said Westerly extension and along the South line of said Lot 4, a distance of 130.61 feet to the point of beginning.

Said “Line A” is described as follows:

Commencing at the most Southerly corner of Lot 1, Block 1 Belt Line Industrial Park 2nd Addition, thence South 59 degrees 15 minutes 24 seconds East of an assumed bearing along

the Southeasterly extension of the Southwesterly line of said Lot 1 a distance of 40.00 feet to the point of beginning of said line; thence North 30 degrees 44 minutes 36 seconds East 112.38 feet; thence Northerly 768.57 feet along a tangential curve concave to the West having a radius of 785.30 feet and a central angle of 56 degrees 04 minutes 30 seconds; thence North 25 degrees 19 minutes 54 seconds West, tangent to last described curve 180.04 feet; thence Northerly 589.17 feet along a tangential curve concave to the East having a radius of 1268.10 feet a central angle of 26 degrees 37 minutes 12 seconds, said line there terminating.

Torrens Property - Certificate Title No. 697371

AND

Lots 9 and 19, Block 2;

Those parts of Lots 10, 11, 17, 18, Block 2, lying north of the southerly right-of-way line of State Trunk Highway No. 7;

That part of Natchez Avenue vacated, lying east of the West line of the Northwest Quarter of the Northeast Quarter of Section 6, Township 28, Range 24, north of the southerly right-of-way line of State Trunk Highway No. 7, and southerly of a line hereinafter referred to as Line 1; That part of the vacated alley in Block 2 lying north of the southerly right-of-way line of State Trunk Highway No. 7, and southerly of the aforementioned Line 1.

All in "Oakenwald Addition St. Louis Park," Hennepin County, Minnesota;

Line 1 is described as commencing at the north quarter corner of Section 6, Township 28, Range 24, said county; thence South 00 degrees 26 minutes 06 seconds West, assumed bearing along the north – south quarter line of said Section 6, a distance of 1092.89 feet to the point of beginning; thence North 73 degrees 14 minutes 47 seconds East 51.97 feet; thence northeasterly 174.11 feet along a non-tangential curve concave to the northwest, having a radius of 5790.08 feet, a central angle of 01 degrees 43 minutes 22 seconds, and a chord bearing of North 67 degrees 56 minutes 18 seconds East, and said line there terminating.

AND

That part of West 32nd Street, vacated, lying southerly of the centerline thereof, westerly of the northerly extension of the east line of Lot 1, Block 1, said plat of Lewiston Park, and easterly of a line hereinafter referred to as Line 2;

That part of Natchez Avenue, vacated, lying southerly of the centerline of West 32nd Street, northerly of the north line of Lot 4, Block 1, Dalquist Industrial Park, Hennepin County, and west of the West line of the Southwest Quarter of the Northeast Quarter of Section 6, Township 28, Range 24;

That part of the vacated alley adjoining Block 1, said plat of Lewiston Park, lying southerly of West 32nd Street and northerly of Lot 1, Block 1, Brooks McCracken Industrial Park, Hennepin County.

Line 2 is described as commencing at the north quarter corner of Section 6, Township 28, Range 24, said county; thence South 00 degrees 26 minutes 06 seconds West, assumed bearing along the north – south quarter line of said Section 6, a distance of 1092.89 feet; thence South 73 degrees 14 minutes 47 seconds West 10.28 feet; thence southwesterly 220.70 feet along a non-tangential curve concave to the northwest, having a radius of

5802.14 feet, a central angle of 02 degrees 10 minutes 46 seconds, and a chord bearing of South 70 degrees 30 minutes 32 seconds West; thence South 67 degrees 02 minutes 58 seconds West, not tangent to said curve, 65.29 feet to the point of beginning of the line to be described; thence South 00 degrees 20 minutes 22 seconds East 298.91 feet, and said line there terminating.

AND

Lots 12, 13, 14, 15 and 16, Block 2, Mazey & Langan's Addition To St. Louis Park, according to the recorded plat thereof, Hennepin County, Minnesota.

AND

The east 37 feet of Lot 4, Block 1, Dalquist Industrial Park, according to the recorded plat thereof, Hennepin County, Minnesota.

AND

That part of West 32nd Street, vacated, lying northerly of the centerline thereof, westerly of the southerly extension of the east line of Lot 14, Block 2, said plat of Mazey & Langan's Addition To St. Louis Park, and easterly of the aforementioned Line 2;

That part of Natchez Avenue, vacated, lying northerly of the centerline of West 32nd Street, southerly of a line hereinafter referred to as Line 3, and west of the West line of the Northwest Quarter of the Northeast Quarter of Section 6, Township 28, Range 24;

That part of the alley adjoining Block 2, said plat of Mazey & Langan's Addition To St. Louis Park lying northerly of West 32nd Street and southerly of the aforementioned Line 3;

Line 3 is described as commencing at the north quarter corner of Section 6, Township 28, Range 24, said county; thence South 00 degrees 26 minutes 06 seconds West, assumed bearing along the north – south quarter line of said Section 6, a distance of 1092.89 feet; thence South 73 degrees 14 minutes 47 seconds West 10.28 feet; thence southwesterly 220.70 feet along a non-tangential curve concave to the northwest, having a radius of 5802.14 feet, a central angle of 02 degrees 10 minutes 46 seconds, and a chord bearing of South 70 degrees 30 minutes 32 seconds West, and said line there terminating.

Lots 12, 13, 14, 15, and 16, Block 2;

That part of Lots 10, 11, 17 and 18, Block 2, lying South of the Southerly right-of-way line of State Trunk Highway No. 7;

All of the vacated alley in Block 2 lying South of the Southerly right-of-way line of State Trunk Highway No. 7; That part of Natchez Avenue vacated, lying east of the West line of the Northwest Quarter of the Northeast Quarter of Section 6, Township 28, Range 24, North of the South line of said Northwest Quarter of the Northeast Quarter, and South of the Southerly right-of-way line of State Trunk Highway No. 7; That part of West 32nd Street, vacated, lying between the extensions across it of the East line of Lot 14 and the West line of Lot 15, Block 2;

All in "Oakenwald Addition St. Louis Park," Hennepin County, Minnesota;

That part of vacated Monterey Avenue (formerly Oakenwald Avenue as shown on the plat of "OAKENWALD ADDITION ST. LOUIS PARK," lying North of the South line of the

Northwest Quarter of the Northeast Quarter, Section 6, Township 28, Range 24 and south of the Easterly extension of the North line of Lot 10, Block 2, "OAKENWALD ADDITION ST. LOUIS PARK".

AND

That part of the Southwest Quarter of the Northeast Quarter, Section 6, Township 28, Range 24, Hennepin County, Minnesota described as beginning at the Northwest corner of said Southwest Quarter of the Northeast Quarter; thence South along the West line thereof 288.7 feet; thence East to a point on the Northerly right-of-way line of the Minneapolis and St. Louis Railway Company, distant 46 feet from the intersection of said right-of-way line with the West line of said Southwest Quarter of the Northeast Quarter as measured along said right-of-way line; thence Northeasterly along said Northerly right-of-way line to its intersection with the extension South of the East line of Monterey Avenue; thence North along the extension of the East line of Monterey Avenue to the North line of said Southwest Quarter of the Northeast Quarter; thence West along said North line to the point of beginning.

The EDA will consider the sale of the Property under Minnesota Statutes, Section 469.105, as amended. A summary of the terms and conditions of the land sale, including a legal description of the Property, is available for public inspection at City Hall during regular business hours. At the hearing, the EDA will meet to decide if the sale is advisable.

Written comments may be submitted to the city via U.S. mail (5005 Minnetonka Boulevard, St. Louis Park MN 55416, C/O Dean Porter-Nelson) or via email to dporternelson@stlouisparkmn.gov. Written comments received by the EDA before the agenda packet is produced and distributed will be included as attachments to the staff report. All comments received after that will be given to the Board of Commissioners at the beginning of the meeting and entered into the public record.

If you need special accommodations or have questions about the meeting, please call the community development department at 952.924.2575 or the administration department at 952.924.2505.

BY ORDER OF THE BOARD OF
COMMISSIONERS OF THE ST. LOUIS PARK
ECONOMIC DEVELOPMENT AUTHORITY

/s/ Karen Barton
Executive Director

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