

SICK PRODUCT AND COMPETENCE CENTER AMERICAS



PROJECT SUMMARY

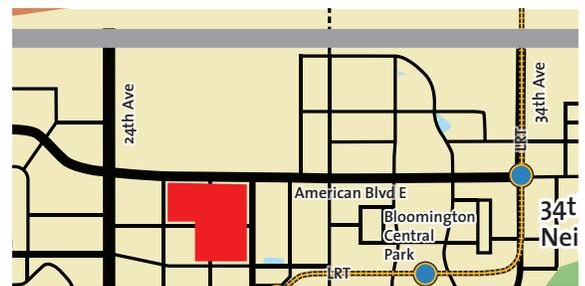
SICK Product & Competence Center Americas, LLC. (named after the company founder Erwin Sick of Germany; the company name is simply “SICK”) designs, builds and sells intelligent sensors and related products that are used by myriad businesses from shipping/logistics to autonomous vehicles. SICK’s North American headquarters has been located in Bloomington’s West Industrial Park since 1997. In 2012, it added a location in Savage to house its production and logistics operations, and then in 2017 it leased additional space in Bloomington near its headquarters. In 2018, it began a search for a site to consolidate all of its operations into one campus – either in MN or another location in the United States.

Staff engaged with SICK to determine if City owned parcels east of the Mall of America, would be a good fit for the company’s North American headquarters. The development parcels consist of 14 acres of the undeveloped Alpha Site parcels and three Interstate Diesel properties. In 2020, the City entered into a Development Agreement and Purchase and Option Agreement with SICK, on an up to four phase development of the 14 acres with over 500,000 square feet of office and production/logistics space by 2035. The purchase of the Phase I lot in the northeast corner of the site and construction of about 140,000 square feet of production/logistics/office space is anticipated to begin in summer of 2021.

Phase II is proposed to add a multi-story 100,000-150,000 square foot office building, along with structured parking and tentatively scheduled for 2026 at which time the purchase of Phase 2 lot and construction of the parking structure would occur.

Phases III (40,000-50,000 square foot production) and IV (160,000 square foot office and warehouse) are forecasted to occur by 2029 and 2034 respectively.

Funded Elements: Adjustment in land price, future Phase 2 parking structure, and stormwater improvements



FAST FACTS

Developer:	SICK
Project Type:	Industrial and Office
Acres:	14
Jobs:	154 (Phase I)
Estimated Total Development Cost:	\$100M+ through four phases

STATION AREA

Transit:	Metro Blue Line
Station:	34th Avenue Station

TOD GRANT INFORMATION

Applicant:	City of Bloomington
Funding Cycle:	2019
Grant Amount:	\$300,000 from Hennepin County TOD
Funded Elements:	The funds will be used for public infrastructure including, the sanitary sewer work needed along 28th Avenue.

CITY OF BLOOMINGTON

PORT AUTHORITY

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