

**MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY  
CITY OF SOUTH ST. PAUL  
DAKOTA COUNTY, MINNESOTA**

**Regular Meeting  
February 13, 2017  
City of South St. Paul Training Room**

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**1. CALL TO ORDER**

Chair Francis called the meeting to order at 6:38 P.M.

**2. ROLL CALL**

*Members Present: Chair Francis, Commissioners Flatley, Forester, Hansen, Rothecker, Seaberg and Podgorski (arrived at 7:20 P.M.)*

*Staff Present: EDA Executive Director Ryan Garcia, City Administrator Stephen King, Edie Kleinboehl and Legal Counsel Bridget Nason*

**3. AGENDA**

Motion/Second: Commissioner Seaberg moved and Commissioner Flatley seconded approval of the agenda.

Motion carried 6 ayes/0 nays

**4. CONSENT**

Motion/Second: Commissioner Flatley moved and Commissioner Forester seconded approval of the consent agenda.

Motion carried 6 ayes/0 nays

A. EDA Minutes – January 9, 2017

B. EDA Minutes – Special Meeting – January 30, 2017

**5. PUBLIC HEARINGS**

There were no public hearings.

6. **GENERAL BUSINESS**

A. Approval of a Purchase Agreement and Development Agreement with Interstate Partners, LLC (425 S. Concord Street)

Mr. Garcia reported the purchase and development agreement have been updated to terminate the original agreement and amendments between the HRA and Interstate Partners due to a change in the purchase price, approved site development and building plans. It was noted the HRA will hold a public hearing on March 13, 2017 to convey the property to the EDA. The same evening the EDA will hold a public hearing to sell the property to Interstate Partners, LLC.

Motion/Second: Commissioner Hansen moved and Commissioner Flatley seconded approval of the purchase and sale agreement and development agreement with Interstate Partners, LLC for the property at 425 S. Concord Street.

Motion carried 6 ayes/0 nays

B. Approval of a Purchase Agreement with Kathleen Wiebusch (131 7<sup>th</sup> Avenue North)

Mr. Garcia stated as directed by the EDA a purchase agreement in the amount of \$90,000 has been prepared. A closing is scheduled to occur on or before March 31, 2017. Discussion ensued regarding associated costs i.e., removal of hazardous materials and demolition. The costs will be included in the work plan for the DEED special appropriation funding.

Motion/Second: Commissioner Rothecker moved and Commissioner Seaberg seconded the motion to approve the purchase agreement in the amount of \$90,000 with Kathleen Wiebusch for the property at 131 7<sup>th</sup> Avenue North.

Motion carried 6 ayes/0 nays

C. 235 Hardman Avenue S. – Developer Interest

Mr. Garcia reported Cobra Transportation is interested in purchasing 235 Hardman Avenue S. for a 20,000 SF office/warehouse for their transportation services company. Mr. Garcia provided a background of the business, employment numbers and presented the company's offer of \$2.00/SF for the 2.2 acre parcel. Discussion ensued regarding the proposed use, traffic flow and the extensive soil work that was undertaken to clean up the site.

It was the consensus to counter Cobra's offer with \$2.50/SF.

D. 2017 Open to Business Joint Powers Agreement

Motion/Second: Commissioner Hansen moved and Commissioner Flatley seconded the motion to approve the Open to Business Joint Power Agreement with the Dakota County CDA in the amount of \$5,171 for 2017.

Motion carried 6 ayes/0 nays

E. Executive Director's Report

Mr. Garcia reported on the following development activities:

- The developer looking at 161 Concord Exchange N. for mixed-use chose to walk away. Another developer toured the building for a market rate multi-family use. He is exploring the feasibility of the project.
- The Scannell/FedEx project (843 Hardman Avenue) is gaining traction with respect to the Army Corps of Engineers and the flowage easement.
- A number of brokers and developers walked through 820 Southview Blvd. The general consensus is redevelopment is a challenge as a commercial use due necessary costly improvements. Discussion ensued regarding the costs to demolish vs. renovation.
- The next meeting of the EDAB is scheduled for Tuesday, February 21<sup>st</sup> at 7:30 a.m. The session will focus on short and long-term goals and strategies to implement the goals.

7. **ADJOURNMENT**

Motion/Second: Commissioner Hansen moved and Commissioner Forester seconded the motion to adjourn the meeting at 7:25 P.M.

Approved: February 27, 2017

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Eddie Kleinboehl, Secretary