

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

**Regular Meeting  
March 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 6:39 P.M.

**2. ROLL CALL**

*Members Present: Chair Francis, Commissioners Forester, Rothecker, Seaberg, Flatley, Hansen. Absent: Commissioner Podgorski*

*Staff Present: EDA Executive Director Ryan Garcia, City Administrator Stephen King, Branna Lindell, Edie Kleinboehl and legal counsel Ken Rohlf*

**3. AGENDA**

Motion/Second: Commissioner Rothecker moved and Commissioner Hansen seconded approval of the agenda.

Motion carried 6 ayes/0 nays

**4. CONSENT**

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

Motion carried 6 ayes/0 nays

A. EDA Minutes of February 27, 2017

**5. PUBLIC HEARINGS**

A. Approval to Sell 241 1<sup>st</sup> Avenue South to Renu Homes, LLC – EDA Resolution No. 2017-3

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded the motion to open the public hearing.

Ms. Lindell reported the buyer is proposing construction of a 1,922 SF split-level home with 2 bedrooms, 2 baths and a family room on the lower level.

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded the motion to close the public hearing.

Motion/Second: Commissioner Hansen moved and Commissioner Rothecker seconded the motion to adopt EDA Resolution No. 2017-3 approving the land sale and development agreement with Renu Homes, LLC.

Motion carried            6 ayes/0 nays

B. Approval to Sell 425 Concord Street South to BridgePoint Business Center IV, LLC – EDA Resolution No. 2017-4

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded the motion to open the public hearing.

Mr. Garcia stated reviewed the key dates and terms of the development agreement with Interstate Partners, LLC/BridgePoint Business Center IV, LLC noting that the developer will complete due diligence by the end of March and close by April 28, 2017. Discussion ensued regarding construction of the Rihm-Kenworth facility and construction traffic that may impact surrounding businesses.

Motion/Second: Commissioner Flatley moved and Commissioner Forester seconded the motion to close the public hearing.

Motion/Second: Commissioner Flatley and seconded by Commissioner Rothecker to adopt EDA Resolution No. 2017-4 approving the land sale subject to the terms and conditions of the purchase and development agreements with Interstate Partners, LLC/BridgePoint Business Center IV, LLC.

Motion carried            6 ayes/0 Nays

## **6. GENERAL BUSINESS**

A. Minnesota Department of Employment and Economic Development Special Appropriations Grant (2017-2919) – Draft Work Program

Mr. Garcia reported MN DEED will provide administrative oversight of the \$600,000 special appropriations grant that was secured with the assistance of the late Senator Metzen. DEED requires submission of a work plan detailing projects and budget. Funds can to be used for economic development/redevelopment/jobs creation programs and projects, is not area restricted and must be expended by June, 2019.

Discussion ensued regarding the proposed projects:

- Acquisition/demolition of 131 7<sup>th</sup> Ave. N.
- Demolition of 820 Southview Blvd. structure & site restoration
- Catalytic Site Gap Assistance Program (seed fund for either 161 Concord Exchange N., 200 Concord Exchange N., 205 Concord Exchange N. or 835 Southview Blvd.)

Mr. Garcia noted the work plan and budget can be amended if necessary. It was the consensus to include the projects discussed in the work plan. If the projects are deemed DEED eligible, the City Council would adopt a resolution to act as project sponsor and enter into an agreement with DEED to administer the projects.

## **7. ADJOURNMENT**

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded the motion to adjourn the meeting at 7:03 P.M.

Approved: March 27, 2017

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Edie Kleinboehl, Secretary