

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

**Regular Meeting
June 13, 2016
City of South St. Paul, Training Room**

1. CALL TO ORDER

Chair Beth Baumann called the meeting to order at 6:30 p.m.

2. ROLL CALL

Members Present: Chair Baumann and Commissioners Flatley, Hansen, Niederkorn, Podgorski, Rothecker, Seaberg

Members Absent: None

Staff Present: EDA Executive Director, Stephen King, Branna Lindell, Housing Division Manager, Ryan Schroeder, Peter Hellegers, City Planner, Jennifer Gale, Progress Plus/Chamber of Commerce, Bridget Nason, legal counsel, Michelle Pietrick, John Sachi, Edie Kleinboehl

3. AGENDA

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

Motion carried 7 ayes/0 nays

4. CONSENT AGENDA

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

A. EDA Minutes of May 9, 2016.

Motion carried 7 ayes/0 nays

5. PUBLIC HEARINGS

A. Sale of 339 – 5th Avenue South – Cancel Hearing

Chair Baumann opened the public hearing.

Motion/Second: Commissioner Flatley moved and Commissioner Niederkorn seconded cancelling the public hearing.

Motion carried 7 ayes/0 nays

6. GENERAL BUSINESS

- A. Progress Plus Update – Jennifer Gale distributed and briefly reviewed a draft development process overview report prepared by John Erickson. They propose that this step-by-step document could be used to help guide new and existing businesses through the City’s development process.
- B. Business Retention Visit at Valentino’s – Ms. Gale, Steve King and Ryan Schroeder met with the owner Richard & Karna DeFoe of Valentino’s to discuss plans for the future of the building. The event business is stabilized with the hiring of an event planner for private parties/wedding. The goal is to open a restaurant. Mr. DeFoe expressed interest in vetting a focus group for feedback.
- C. Rediscover Program Update – Ms. Lindell provided an update of Rediscover activities relating to program history, acquisition candidates, available lots and funding sources. Steve King indicated a budget session will be dedicated to determine funding the program.
- D. Negotiations to Purchase 131 – 7th Avenue North – Ryan Schroeder contacted the owner regarding the City’s offer to purchase the property. The owner indicated she is currently asking the County’s market value of \$148,400. It was the consensus that the \$84,000 offer stand. Discussion ensued regarding the housing options for the site.
- E. 820 Southview Blvd. – It was reported there is no formal written agreement with Peder Wallace to develop the property into an apartment building. The consensus was the building is not conducive for apartments and Mr. Wallace should be notified the building will be marketed to another buyer.
- F. Twin City Hide Development Concept – Peter Hellegers reported Twin City Hide is interested in expanding their processing facility. The expansion project would entail demolishing the existing warehouse in order to construct a new larger (45,000 s.f.) processing area that would extend to the north. The existing processing operation would remain operational throughout the project. A variance would be needed for the proposed building height of 55-58’.
- G. Appoint Edie Kleinboehl as Secretary to EDA

Moved/Seconded: Commissioner Seaberg moved and Commissioner Flatley seconded the appointment of Edie Kleinboehl as Secretary of the EDA.

Motion carried 7 ayes/0 nays

Closed Session

Moved/Seconded: Commissioner Niederkorn moved and Commissioner Podgorski seconded to enter into a Closed Session for the purpose of discussing:

- H. Negotiations regarding possible sale of Dakota Premium Site – 425 S. Concord
- I. Negotiations regarding possible sale of former Big John’s (900 Southview Blvd.) and SSP Automotive (920 Southview Blvd.)

ADJOURNMENT

Motion/Second: Commissioner Seaberg moved and Commissioner Rothecker seconded the motion to adjourn the meeting at 7:50 p.m.

Approved: _____

Edie Kleinboehl, Secretary