

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

**Regular Meeting  
September 12, 2016  
City of South St. Paul, Training Room**

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**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, Podgorski, Seaberg, Rothecker, Niederkorn*

*Staff Present: EDA Executive Director, Stephen King, Economic Development Manager Ryan Garcia, Housing Division Manager Branna Lindell, Legal Counsel, Bridget Nason*

**3. AGENDA**

Item 4.C Approval of Satisfaction of Mortgage was removed from the agenda.

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded approval of the agenda as amended.

Motion carried        7 ayes/0 nays

**4. CONSENT AGENDA**

Motion/Second: Commissioner Flatley moved and Commissioner Podgorski seconded approval of the consent agenda as amended.

A. EDA Minutes of August 22, 2016

B. EDA Minutes of August 29, 2016

Motion carried        7 ayes/0 nays

**5. PUBLIC HEARINGS**

A. Approval to Sell 900 Southview Blvd., 920 Southview Blvd. and 145 – 10<sup>th</sup> Avenue South to MidWestOne Bank – Resolution No. EDA 2016-07

Commissioner Niederkorn moved and Commissioner Hansen seconded the motion to open the public hearing.

Ryan Garcia reviewed the terms of the purchase and development agreement with *MidWestOne* Bank to purchase the above-mentioned properties to build a 6,000-8,000 square foot bank with a drive-thru facility. Discussion ensued regarding the existing environmental issues of the site and agreement provisions relating to the City's responsibility for costs associated with environmental studies and/or remediation.

Commissioner Seaberg moved and Commissioner Hansen seconded the motion to close the public hearing.

Commissioner Flatley moved and Commissioner Rothecker seconded the motion to adopt Resolution No. EDA 2016-08 approving the sale of public land subject to the terms of the purchase and development agreement with *MidWestOne* Bank.

7 ayes/0 nays

- B. Approval to Sell 930 – 6<sup>th</sup> Avenue South to Catherine Kleve – Resolution No. EDA 2016-08

Commissioner Flatley moved and Commissioner Niederkorn seconded the motion to open the public hearing.

Ms. Lindell reported the buyer of the property is proposing construction of a two-story 1,658 square foot home with 3 bedrooms, 2½ baths and a rear loaded 2-car detached garage.

Commissioner Rothecker moved and Commissioner Flatley seconded the motion to close the public hearing.

A motion was made by Commissioner Hansen and seconded by Commissioner Rothecker to approve Resolution No. EDA 2016-09 approving the land sale and development agreement with Catherine Kleve.

7 ayes/0 nays

## **6. GENERAL BUSINESS**

- A. Progress Plus Report

No report was available.

- B. 820 Southview Blvd. (former Zenk Building)

Ms. Lindell reported the building was purchased in November, 2015 for \$225,000. Three occupants remain in the building; however, the expenses to maintain the building exceed the revenues generated from the occupants. Discussion ensued

regarding the condition of the building including the necessity for boiler system maintenance.

Commissioner Seaberg moved and Commissioner Flatley seconded the motion to provide the occupants a 60-day notice to vacate.

7 ayes/0 nays

C. Appoint Ryan Garcia as Executive Director of EDA

Commissioner Seaberg moved and Commission Seaberg seconded the motion to appoint Ryan Garcia as Executive Director of the EDA.

7 ayes/0 nays

D. Economic Development Manager Report

Ryan Garcia reported:

- The next EDAB meeting is scheduled for September 20, 2016. Agenda items include: establishing a formal economic development strategy and discussion of City-owned property inventory
- The Planning Commission approved: i) Danner's concept for the Verderosa property as a Planned Unit Development, ii) The Twin City Tanning collagen processing expansion. It was the consensus the Twin City Tanning proposal should be brought to the September 26th worksession for further clarification and discussion.
- Interstate Partners (ISP) is nearing an agreement to lease the remaining space in Bridgepoint III. Upon completion, ISP will be ready to move forward with development of the Dakota Premium site
- Preliminary interest in Lot 5 of Hardman Court. Interstate Partners would construct the building and lease out the space.

**ADJOURNMENT**

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded the motion to adjourn the meeting at 7:22 p.m.

Approved: \_\_\_\_\_

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Edie Kleinboehl, Secretary