

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

**Regular Meeting
February 5, 2018
City of South St. Paul Council Chambers**

1. CALL TO ORDER

President Francis called the meeting to order at 6:30 P.M.

2. ROLL CALL

Members Present: President Francis, Commissioners Flatley, Forester, Hansen, Podgorski, Rothecker and Seaberg.

Staff Present: EDA Executive Director Ryan Garcia, City Administrator Stephen King, Assistant City Administrator Shelly Anderson. Legal Counsel Bridget Nason was present.

3. AGENDA

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

Motion carried 7 ayes / 0 nays

4. CONSENT

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

- A. EDA Minutes of January 8, 2018
- B. Approval of Certificate of Completion – 235 Hardman Avenue South
- C. Approval of a Development Agreement with Frankot Properties LLC (820 Southview Boulevard) - Resolution 2018-5

Motion carried 7 ayes / 0 nays

5. PUBLIC HEARINGS

There were no public hearings.

6. GENERAL BUSINESS

- A. Approval of First Amendment to Tax Increment Finance Agreement with DRS Investment VI LLC (161 Concord Exchange North)

Mr. Garcia stated as lender for the project Bridgewater Bank is requesting an additional document be added to the TIF Agreement which formalizes and brings Dakota County into an agreement for a minimum assessment amount in order to secure financing. The Minimum Assessment Agreement between DRS, the City and Dakota County provides that a market value of at least \$6,000,000 will be assessed to the property beginning in 2020 in order for TIF to benefit the project from 2021-2024. The terms of the originally adopted TIF Agreement remain unchanged.

Motion/Second: Commissioner Seaberg moved and Commissioner Flatley seconded the motion to approve the First Amendment to the Tax Increment Finance Agreement to include the Minimum Assessment Agreement with DRS Investment VI LLC.

Motion carried 7 ayes / 0 nays

- B. Approval of a Consent to Assignment Agreement from KC LLC to Kaposia Club LLC relating to the sale of property at 464 Concord Exchange South – Resolution 2018-6

Mr. Garcia reported the purchaser of the property KC LLC has split into two separate entities KC LLC and Kaposia Club LLC. Going forward KC LLC will own and operate the business end of the restaurant and Kaposia Club LLC will own the real estate, constructing the building and leasing it to KC LLC. It was noted the same partners are involved with the project; however, a Consent to Assignment Agreement is necessary to correctly identify Kaposia Club LLC as the new purchasing entity.

Motion/Second: Commissioner Hansen moved and Commissioner Podgorski seconded the motion to approve Resolution 2018-6 authorizing approval of an Assignment of Purchase Rights between KC LLC and Kaposia Club LLC.

Motion carried 7 ayes / 0 nays

7. ADJORNMENT

Motion/Second: Commissioner Seaberg moved and Commissioner Podgorski seconded the motion to adjourn the meeting at 6:51 P.M.

Approved: April 2, 2018

Edie Kleinboehl, Secretary