

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

Regular Meeting
April 2, 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 and Seaberg. Absent: Commissioner Rothecker

Staff Present: EDA Executive Director Ryan Garcia, City Administrator Stephen King and Edie Kleinboehl. Legal Counsel Kori Land was present.

Others Present: Dan Schadegg

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 Hansen moved and Commissioner Forester seconded approval of the consent agenda.

- A. EDA Minutes of February 5, 2018
- B. Approval of Satisfaction of Mortgage – Rose Apartments Limited Partnership I – Resolution No. 2018-7
- C. Approval of Certificate of Completion – 930 Southview Boulevard – Resolution No. 2018-9
- D. Approval of Certificate of Completion – 425 Concord Street South – Resolution No. 2018-10
- E. Approval of Revised Certificate of Completion and Termination of Development Agreement
- F. Approval of Three-Year Contract with Dakota County Community Development Agency for the “Open to Business” Program

Motion carried 6 ayes / 0 nays

5. PUBLIC HEARINGS

- A. Approval of a Development and Business Subsidy Agreement with Kaposia Club, LLC (456 Concord Exchange South) – Resolution No. 2018-11

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

Mr. Garcia reported the Purchase Agreement with Kaposia Club, LLC established a purchase price of \$225,000 for the property and a business subsidy in the form of a forgivable loan for the purchase price upon execution of a Development Agreement. According to state law the forgivable loan is considered a subsidy which requires a public hearing to approve the terms of a Business Subsidy Agreement. Mr. Garcia reviewed the terms to construct a 5,400 square foot restaurant at 456 Concord Exchange South noting the buyer is required to remain at the location for a five-year period or pay back a prorated portion of the subsidy.

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

Motion/Second: Commissioner Forester moved and Commissioner Hansen seconded the motion to adopt Resolution No. 2018-11 approving the execution of a Development and Business Subsidy Agreement with Kaposia Club, LLC.

Motion carried 6 ayes / 0 nays

- B. Approval to Sell 154 3rd Avenue South to Mayela Martinez Pliego – Resolution No. 2018-8

Motion/Second: Commissioner Forester moved and Commissioner Podgorski seconded the motion to open the public hearing. Motion carried.

Mr. Garcia reported the buyer is proposing to build a 1,944 square foot finished two-story home consisting of three bedrooms, 2-1/2 baths and an attached two-car garage. As noted in the agreement, the buyer is responsible for the lot assessments of \$3,800.

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

Motion/Second: Commissioner Forester moved and Commissioner Podgorski seconded the motion to adopt Resolution No. 2018-8 approving the land sale and development agreement with Mayela Martinez Pliego.

Motion carried 6 ayes / 0 nays

6. GENERAL BUSINESS

There was none.

7. ADJOURNMENT

Motion/Second: Commissioner Hansen moved and Commissioner Seaberg seconded the motion to adjourn the meeting at 6:52 P.M.

Approved: May 7, 2018



Edie Kleinboehl, Secretary