

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

Regular Meeting  
June 1, 2020  
WebEx Meeting Due to COVID-19 Pandemic

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**1. CALL TO ORDER**

President Francis called the meeting to order at 9:35 PM.

**2. ROLL CALL**

*Members Present: President Francis, Commissioners Flatley, Hansen, Seaberg, Forester, Kaliszewski and Dewey.*

*Staff Present: EDA Executive Director Ryan Garcia, City Administrator Joel Hanson, City Planner / Zoning Administrator Michael Healy, and Legal Counsel Peter Mikhail.*

**3. AGENDA**

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

Motion carried            7 ayes / 0 nays

**4. CONSENT**

A. EDA Meeting Minutes of May 4, 2020

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

Motion carried            7 ayes / 0 nays

**5. GENERAL BUSINESS**

A. Approval of Amendment #1 to Development Agreement – 121 Hardman Court.

Mr. Garcia provided an overview of the proposed amendment to the development agreement, which proposes a reduction in purchase price from \$210,000 to \$173,000. The purchase price reduction is proposed to compensate for the additional, unforeseen expense of expanding a

stormwater management area which would accommodate development of 121 Hardman Court and the neighboring EDA-owned 285 Hardman Court.

Motion/Second: Commissioner Seaberg moved and Commissioner Flatley seconded a motion to approve Amendment #1 to the Development Agreement, subject to minor modifications by the City's Legal Counsel.

Motion carried            7 ayes/ 0 nays

**B. Review and action on a proposed fence in the Wilson Heights Subdivision**

Mr. Garcia reported that per the recorded covenants that encumber all property in the Wilson Heights neighborhood, the South St. Paul Housing and Redevelopment Authority (HRA) is designated as the Architectural Committee and that no fence may be constructed in this neighborhood without first being reviewed and approved by the Architectural Committee. In 2015, the City Council passed a resolution that transferred most of the HRA's roles and responsibilities to the EDA.

Adjoining property owners at 1445 and 1455 North Stickney Avenue have requested review and approval of fencing at both properties. Discussion ensued, with several neighborhood members expressing a desire for additional diligence and discussion about whether the proposed fences were consistent with the spirit and intent of the recorded covenants. Several EDA commissioners also expressed a desire for additional neighborhood involvement prior to responding formally to the request.

The EDA resolved to direct staff to coordinate additional opportunity for the neighborhood to discuss the request and the covenants and moved to continue the action on the request to a future EDA meeting.

Motion/Second: Commissioner Kaliszewski moved and Commissioner Hanson seconded a motion to continue action on the request to a future EDA meeting, after engaging the neighborhood in an opportunity to provide additional input on the proposal. Included in the motion was direction to include Commissioners Forester and Kaliszewski in any neighborhood meetings coordinated in relation to this request.

Motion carried            7 ayes/ 0 nays

**6. FUTURE FOLLOW-UP ITEMS**

Commissioner Seaberg requested an update on a Planned Unit Development and Preliminary Plat that was approved by the City Council in January 2020. Mr. Garcia relayed that the developer had not yet submitted a Final Plat application nor the additional site plan information required of their PUD approval, and that the deadline to do so was August 2020.

**7. ADJOURNMENT**

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Motion/Second: Commissioner Seaberg moved and Commissioner Forester seconded the motion to adjourn the meeting at 10:44 PM.

Motion carried        7 ayes/ 0 nays

Approved:    June 29, 2020

*Renee Schmitt*

Renee Schmitt, Secretary