

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

Regular Meeting
July 2, 2018
City of South St. Paul Council Chambers

1. CALL TO ORDER

President Francis called the meeting to order at 6:31 P.M.

2. ROLL CALL

Members Present: President Francis, Commissioners Flatley, Forester, Podgorski, Rothecker and Seaberg. Commissioner Hansen arrived at 6:35 P.M.

Staff Present: City Administrators Steve King and Joel Hanson, Ryan Garcia and Edie Kleinboehl. Legal Counsel Kori Land was present.

3. AGENDA

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

4. CONSENT

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

A. EDA Minutes of June 4, 2018

B. Approval of Satisfaction of Mortgage – Resolution No. 2018-17

Motion carried 6 ayes / 0 nays

5. PUBLIC HEARING

A. Approval to Sell 150 3rd Avenue South to Witt & Sons Inc. – Resolution No. 2018-16

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

Mr. Garcia reported the buyer is proposing to build a 1,870 square foot finished two-story home with an attached two-car garage on the 60' lot at 150 3rd Avenue South. As noted in the agreement the buyer is responsible for lot assessments of \$3,800.00.

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

Motion/Second: Commissioner Seaberg moved and Commissioner Rothecker seconded the motion to adopt Resolution No. 2018-16 approving the land sale and development agreement with Witt & Sons Inc.

Motion carried 7 ayes / 0 nays

6. GENERAL BUSINESS

A. Approval of Temporary Access Easement Agreement (161 Concord Exchange North)

Mr. Garcia reported the planned underground parking area for the 67-unit apartment complex will require the redeveloper and residents accessing the facility from Concord Exchange North to cross a portion of EDA-owned property. Mr. Garcia explained maintenance obligations are the responsibility of the redeveloper and the agreement remains in effect until the property is no longer used for residential purposes.

Motion/Second: Commissioner Flatley moved and Commissioner Forester seconded the motion to approve a Temporary Access Easement Agreement with DRS Investment VI LLC.

Motion carried 7 ayes / 0 nays

B. Update – Grant-funded Projects

Mr. Garcia reported on the following grant funded projects:

- DEED Contamination and Cleanup Grant – \$864,276 - 587 Verderosa
Approximately 30,000 tons of contaminated soils have been removed from the western portion of the site although a significant amount of work remains. The remediated portion is being prepped for surcharge to accommodate future light industrial development.
- Met Council TBRA Grant – \$323,700 - 843 Hardman Avenue
- DEED Contamination and Cleanup Grant – \$1,310,571 - 843 Hardman Avenue
Due to extraordinary circumstances with the site the intended tenant decided not to go forward. Insofar as the DEED grant required commencement by May 1, 2018, the grant was relinquished. The Met Council funds must be utilized on redevelopment of the site by July 31, 2020. Discussion ensued regarding development of the property in

addition to the adjacent MCES property at 680 Verderosa. Mr. Garcia stated a pre-development study is underway for the MCES property that will include the possibility of reutilizing the existing soils in the Grand and Concord Street vicinity.

- Dakota County CDA RIG Grant – \$250,000 - 161 Concord Exchange North RIG funds will assist with costs associated with demolition, site grading, landscaping and reconstruction of sidewalk and parking areas as the building undergoes reutilization as a 67-unit apartment complex.
- Dakota County CDA RIG Planning Grant – \$15,000 - Concord Exchange Streetscape The CDA provides 1:1 matching funds for planning related activities. As the Concord Exchange streetscape is an EDA priority, the funds were used to select a consultant, conduct preliminary analysis and streetscape design. The preliminary design will be used as a component of the 2018 Federal Regional Solicitation funding application.

7. ADJOURNMENT

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded the motion to adjourn the meeting at 7:06 P.M.

Approved: August 6, 2018

Edie Kleinboehl, Secretary