

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

Special Meeting
October 22, 2018
City of South St. Paul Training Room

1. CALL TO ORDER

Chair 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 Joel Hansen, Finance Director Michelle Pietrick.

3. AGENDA

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

4. CONSENT

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

A. EDA Minutes of September 4, 2018

B. Approval of Satisfaction of Mortgage – Resolution No. 2018-26

Motion carried 7 ayes / 0 nays

5. PUBLIC HEARINGS

There were none.

6. GENERAL BUSINESS

A. DEED Contamination and Cleanup Application, Resolution 2018-27

Mr. Garcia advised that the Minnesota Department of Employment and Economic Development (DEED) offers funding for environmental cleanup activities at redevelopment sites through a competitive application process and requires a resolution from a public body to accompany an application by November 1, 2018. Mr. Garcia noted that the EDA was awarded approximately \$865,000 from this program for this project in 2017, but additional cleanup work was needed to make the entire site suitable for development. The remaining costs for cleanup are estimated at \$945,200, and the application identifies that \$707,775 (75%) of these costs would be paid for by the grant with \$236,300 (25%) paid for by the developer. Mr. Garcia noted that it is possible that DEED only provides a portion of the funding, and in that case the developer would be responsible for the remaining costs per the resolution and agreement.

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded approval of Resolution No. 2018-27 approving the authorizing the submission of a contamination cleanup grant for property at 587 Verderosa Avenue.

Motion carried 7 ayes / 0 nays

B. Approval of a Property Management Agreement with CommonBond Housing

Mr. Garcia summarized the process taken by the City Council and staff to arrive at an agreeable and thoughtful management contract. Mr. Garcia acknowledged that the contract provides the City with the procedures and metrics to evaluate and work with CommonBond to assure that the Public Housing program remains a high performing operation.

Motion/Second: Commissioner Rothecker moved and Commissioner Podgroski seconded approval to execute a Management Contract with CommonBond Housing for property management services at 300 Grand Avenue West and 200 Marie Avenue, as presented:

Motion carried 7 ayes / 0 nays

7. ADJOURNMENT

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded the motion to adjourn the meeting at 6:57 P.M.

Approved: November 5, 2018

Edie Kleinboehl, Secretary