

City of South St. Paul

Economic Development Authority Agenda

Tuesday, January 19, 2021 – SPECIAL MEETING
IMMEDIATELY FOLLOWING THE CONCLUSION OF THE 7:00 P.M. MEETING OF THE
City Council

1. CALL TO ORDER:

2. ROLL CALL:

3. AGENDA:

- A. Approval of Agenda*
- Action – Motion to Approve*
- Action – Motion to Approve as Amended*

4. CONSENT AGENDA:

All items listed on the Consent Agenda are items, which are considered to be routine by the Economic Development Authority and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

- A. EDA Annual Meeting Minutes of January 4, 2021
- B. Rescinding, terminating and releasing encumbrances related to “The Yards” development project – Resolution 2021 – 4

5. PUBLIC HEARINGS:

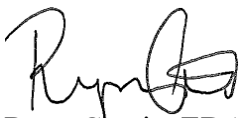
- A. Sale of Property to SSP QOZB, LLC for redevelopment purposes – Resolution 2021 - 5

6. ITEMS FOR FUTURE FOLLOW-UP:

General communications of the President and Commissioners are provided and may be considered for inclusion on a future agenda. There will be no discussion or decisions made related to these items at this meeting.

7. ADJOURNMENT:

Respectfully Submitted,



Ryan Garcia, EDA Executive Director

This meeting is being taped by Town Square Television (NDC4).
Replays can be viewed on Government Channel 19.
Replay Times – Friday following Meeting at 1:00 p.m. & 7:00 p.m.
651-451-7834

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

Annual Meeting
January 4, 2021
City Council Chambers – South St. Paul City Hall

1. CALL TO ORDER

The Annual Meeting of the South St. Paul Economic Development Authority was held on January 4, 2021 in the South St. Paul City Council Chambers, and was also open via WebEx, pursuant to Minn. Stat. 13D.021. President Francis called the meeting to order at 7:36 p.m.

2. ROLL CALL

Members Present: President Francis, Commissioners Bakken, Hansen, Seaberg, Podgorski, Kaliszewski and Dewey.

Staff Present: EDA Executive Director Ryan Garcia, City Administrator Joel Hanson, and Legal Counsel Kori Land.

3. AGENDA

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

Motion carried 7 ayes / 0 nays

4. CONSENT

- A. EDA Special Meeting Minutes of December 21, 2020
- B. Approval of Mortgage Satisfaction – Resolution 2021 – 2
- C. Approval of Mortgage Satisfaction – Resolution 2021 – 3

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

Motion carried 7 ayes / 0 nays

5. GENERAL BUSINESS

A. Election of Officers

Mr. Garcia reviewed the process for electing officers of the board as found in the EDA's bylaws. President Francis called for nominations. Tom Seaberg nominated the following officers, which he moved for approval in a single motion:

Lori Hansen – Vice President
Ryan Garcia – Secretary
Clara Hilger – Assistant Treasurer

After successive calls no further nominations were received.

Motion/Second: Commissioner Seaberg moved and Commissioner Kaliszewski seconded the election of Lori Hansen as Vice President, Ryan Garcia as Secretary, and Clara Hilger as Assistant Treasurer for 2021.

Motion carried 7 ayes / 0 nays

B. Redevelopment Grant Application – Resolution 2021 - 1

Mr. Garcia provided an overview of the Minnesota Department of Employment and Economic Development (DEED) Redevelopment Grant program, and identified that costs related to demolition, asbestos abatement, soil correction and stormwater management related to “The Yards” redevelopment project are eligible for funding assistance through the program. Mr. Garcia requested board action on Resolution 2021 – 1 and authorization to submit an application to DEED for this project. Commissioner Seaberg clarified that if the application was unsuccessful, additional negotiation with the developer may be necessary to address a remaining funding gap, but the proposed grant if awarded would eliminate any gap.

Motion/Second: Commissioner Seaberg moved and Commissioner Hansen seconded a motion to approve Resolution 2021 – 1.

Motion carried 7 ayes / 0 nays

6. FUTURE FOLLOW-UP

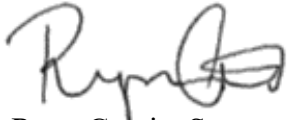
Commissioner Dewey requested an update on various COVID relief assistance made available through the City, Dakota County, State of Minnesota, and Federal government. Mr. Garcia noted that the City's \$150,000 grant program had been exhausted, with over 30 businesses receiving assistance. Additional funds were available through Dakota County and the State of Minnesota specifically for businesses in the food and beverage industry.

7. ADJOURNMENT

Motion/ Second: Commissioner Kaliszewski moved and Commissioner Dewey seconded the motion to adjourn the meeting at 7:47 p.m.

Motion carried 7 ayes / 0 nays

Approved:

A handwritten signature in black ink, appearing to read "Ryan Garcia", written over a horizontal line.

Ryan Garcia, Secretary



EDA Agenda Item Report

Date: January 19, 2021

EDA Executive Director: _____

4-B

Agenda Item: Rescinding, terminating, and releasing encumbrances related to “The Yards” development Project – Resolution 2021-4

Action to be considered:

Through consent, motion to Approve Resolution 2021-4.

Overview:

In the course of conducting title research related to “The Yards” development, the Title Company and Developer’s attorney have raised several objections to title that need to be addressed prior to closing. In short, the title is encumbered by a number of various easements and encumbrances for public improvements that have either lapsed due to time or will no longer be needed with the replat and redevelopment of the property. To be clear, the resolution and the proposed actions are entirely title clean-up issues and not a relinquishment of any EDA rights or interests of any current or future value.

Funding Sources and other fiscal considerations:

N/A

**SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY
DAKOTA COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2021 – 4

**A RESOLUTION TERMINATING AND RELEASING
ENCROACHMENT AGREEMENTS PERTAINING TO REAL PROPERTY
IN THE CITY OF SOUTH ST. PAUL, MINNESOTA**

WHEREAS, the South St. Paul Economic Development Authority (“EDA”), the City of South St. Paul (“City”) and SSP QOZB LLC, SSP SPE I LLC AND SSP SPE II LLC (collectively “Developer”) have entered into a Development Agreement for developing certain real property located in the City of South St. Paul; and

WHEREAS, the EDA has imposed certain interests, conditions, restrictions, and encroachment easements (“Encumbrances”) affecting title to property; and

WHEREAS, as part of the transaction, Developer has requested the EDA rescind, terminate, release and remove those certain Encumbrances from the title; and

WHEREAS, the EDA agrees to rescind, terminate and release the Encumbrances.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the South St. Paul Economic Development Authority as follows:

1. The terms and conditions of the Encroachment Easement dated December 13, 1996 recorded January 7, 1997 as Document No. A 1397490 is hereby terminated and released from the property identified therein.
2. The terms and conditions of the Encroachment Easement dated December 13, 1996 recorded January 7, 1997 as Document No. A 1397491 is hereby terminated and released from the property identified therein.
3. The appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.

Adopted this 19th day of January, 2021.

James P. Francis, President

Ryan D. Garcia, Executive Director



EDA Agenda Item Report

Date: January 19, 2021

EDA Executive Director: _____

[Handwritten signature]

5-A

Agenda Item: Sale of Property to SSP QOZB, LLC for redevelopment purposes – Resolution 2021

– 5

Action to be considered:

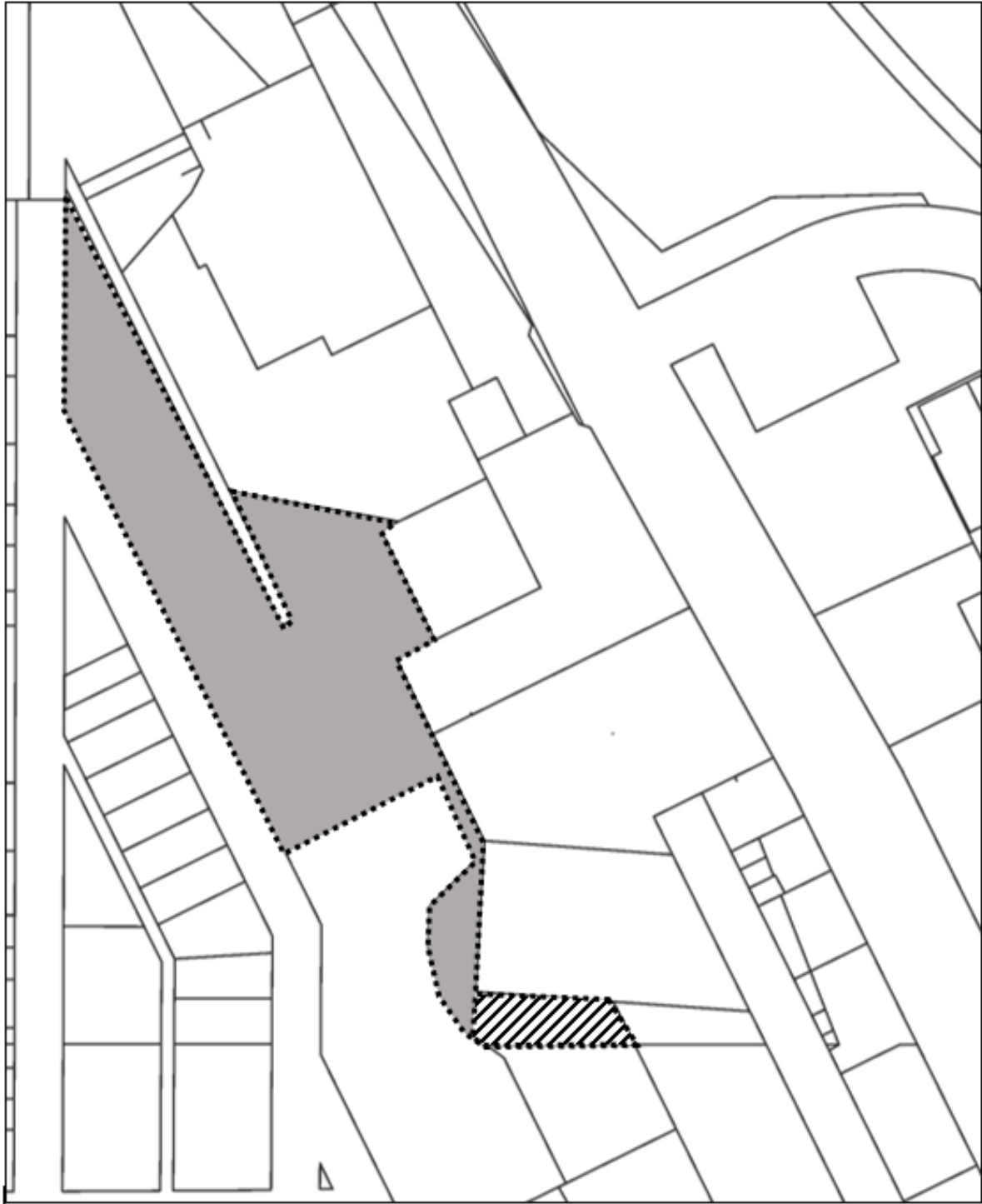
Hold a public hearing, and following public hearing make a motion to approve resolution 2021 - 5.

Overview:

A small portion of property at the northwest corner of “The Yards” development site has historically been a part of the legal description and tax parcel for Grandview Park, although it lies “down the bluff” from the park itself and in fact is partially improved with the parking ramp. In earlier actions by the HRA and City Council, this piece of property is to be split off from the park parcel and included as a part of the sale to SSP QOZB, LLC as governed by the Development Agreement approved by the EDA and City Council in December 2020.

Funding Sources and other fiscal considerations:

N/A



- Parent Parcel
- ▨ Parcel Split – Conveyance

**SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY
DAKOTA COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2021 – 5

**A RESOLUTION APPROVING THE SALE OF PROPERTY TO SSP QOZB LLC, SSP
SPE I LLC AND SSP SPE II LLC FOR REDEVELOPMENT PURPOSES**

WHEREAS, on December 21, 2020, the South St. Paul Economic Development Authority (“EDA”) adopted Resolution No. 2020-21 approving the Development Agreement with SSP QOZB LLC, SSP SPE I LLC and SSP SPE II LLC (collectively “Developer”) and authorizing the conveyance of real properties from the EDA to the Developer; and

WHEREAS, one of the properties previously approved for conveyance is legally described on the attached Exhibit A (the “Property”); and

WHEREAS, the Office of the Registrar of Titles reviewed title to the Property and its records show that on December 21, 2020, the Property was still in the name of the Housing and Redevelopment Authority of the City of South St. Paul, Minnesota (“HRA”) on the Torrens Certificate; and

WHEREAS, the HRA has conveyed the Property to the City of South St. Paul (“City”);
and

WHEREAS, the City has conveyed the Property to the EDA; and

WHEREAS, the EDA is the current fee owner of the Property; and

WHEREAS, the EDA desires to sell the Property; and

WHEREAS, Developer desires to develop the Property pursuant to a Development Agreement by and between the EDA, the City and Developer (“Development Agreement”) for the purpose of development of market rate multi-family residential housing and related improvements; and

WHEREAS, the Development Agreement describes and articulates the sale of the Property and the Developer agrees to accept these terms of the sale; and

WHEREAS, on January 19, 2021, the EDA held a public hearing on the sale of the Property and the EDA considered all of the information presented at the public hearing.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the South St. Paul Economic Development Authority as follows:

1. The sale of the Property to Developer is in the public interest of the City and its people, furthers its general plan of economic development and furthers the aims and purposes of Minn. Stat. Sections 469.090 to 469.108; and the appropriate officials are authorized to take such action so as to effectuate such sale.

Adopted this 19th day of January, 2021.

James P. Francis, President

Ryan D. Garcia, Executive Director

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Real property in Dakota County, Minnesota legally described as follows:

Those parts of Lots 51 through 54, inclusive, Block 3, Union Addition to South St. Paul, Dakota Co., Minn., and that part of vacated Pitt Street, all according to the recorded plat thereof, Dakota County, Minnesota, described as follows, lying northeasterly of the hereinafter described Line A:

Commencing at the southeasterly corner of Lot 24, Block 4, Stockyards Rearrangement of Blocks One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven and Twelve of South St. Paul; thence North 26 degrees 57 minutes 50 seconds West bearing assumed, along the northeasterly lines of said Block 4, Stockyards Rearrangement and of Block 2, said Union Addition, a distance of 815.00 feet; thence North 86 degrees 57 minutes 50 seconds West, a distance of 230.76 feet; thence South 3 degrees 02 minutes 10 seconds West, a distance of 186.00 feet to the point of beginning of the land to be described; thence South 86 degrees 57 minutes 50 seconds East, to the center line of vacated Pitt Street; thence South along said center line to the south line of said Union Addition; thence westerly along said south line to the intersection with a line that bears South 3 degrees 02 minutes 10 seconds West from the point of beginning; thence North 3 degrees 02 minutes 10 seconds East to the point of beginning.

Line A:

Commencing at the most southwesterly corner of Lot 7, Block 9, said Stockyards Rearrangement of Blocks One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven and Twelve of South St. Paul; thence North 26 degrees 34 minutes 14 seconds West along the southwesterly line of said Block 9 a distance of 276.01 feet to the angle point in the westerly line of Lot 1 of said Block 9; thence bearing North along the west line of said Lot 1, Block 9 and along the westerly line of Lots 55, 56, 57, 58 and 59, Block 3, said Union Addition, a distance of 158.88 feet to the angle point in the westerly line of said Block 3; thence North 26 degrees 38 minutes 50 seconds West along the southwesterly line of said Block 3, Union Addition, a distance of 112.00 feet; thence North 63 degrees 21 minutes 10 seconds East, a distance of 214.00 feet; thence South 22 degrees 49 minutes 14 seconds East, a distance of 125.93 feet; thence South 45 degrees 10 minutes 46 seconds West, a distance of 79.48 feet; thence South 2 degrees 10 minutes 46 seconds West, a distance of 50.12 feet; thence South 15 degrees 49 minutes 14 seconds East, a distance of 55.34 feet; thence South 33 degrees 49 minutes 14 seconds East, a distance of 59.54 feet to the point of beginning of the line to be described; thence South 53 degrees 34 minutes 14 seconds East, a distance of 56.64 feet and said Line A there terminating.

Torrens and Abstract Property