

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

Regular Meeting  
May 4, 2020  
WebEx Meeting Due to COVID-19 Pandemic

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**1. CALL TO ORDER**

President Francis called the meeting to order at 8:11PM.

**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, and Legal Counsel Peter Mikhail.*

**3. AGENDA**

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

Motion carried            7 ayes / 0 nays

**4. CONSENT**

- A. EDA Meeting Minutes of April 6, 2020
- B. Approval of Satisfaction of Mortgage – Resolution 2020 – 5
- C. Approval of Satisfaction of Mortgage – Resolution 2020 – 6
- D. Approval of Satisfaction of Mortgage – Resolution 2020 – 7

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

Motion carried            7 ayes / 0 nays

**5. PUBLIC HEARINGS**

A. Approval to Convey Project Real Property at 121 Hardman Court – Resolution 2020-8

Mr. Garcia presented an overview of the Purchase and Development Agreement, which proposes the acquisition of EDA-owned property for the purposes of light industrial office-warehouse development. President Francis opened the public hearing at 8:25 PM, and after successive calls for public comment went unanswered, closed the public hearing.

Motion/Second: Commissioner Kaliszewski moved and Commissioner Hansen seconded a motion to approve Resolution 2020-8.

Motion carried           7 ayes/ 0 nays

**6. GENERAL BUSINESS**

A. Acceptance of Proposal and Approval to Award Contract for Sprinkler Head Project at the John Carroll (300 Grand Avenue West) and Nan McKay (200 Marie Avenue) Highrises.

Mr. Garcia reported that three proposals were received for the sprinkler head replacement project, with the lowest responsible bidder being Dynamic Fire Protection with a total bid cost of \$136,525.

Motion/Second: Commissioner Hansen moved and Commissioner Forester seconded a motion to approve award of contract for Sprinkler Head Replacement Project to Dynamic Fire Protection.

Motion carried           7 ayes/ 0 nays

B. Acceptance of Proposal and Approval to Award Contract for Parking Lot Repaving Project at the John Carroll (300 Grand Avenue West) and Nan McKay (200 Marie Avenue) Highrises

Mr. Garcia reported that two proposals were received for the parking lot repaving project, with the lowest responsible bidder being Asphalt & Concrete, Inc. (ACI) with a total bid cost of \$120,000.

Motion/Second: Commissioner Kaliszewski moved and Commissioner Flatley seconded a motion to approve award of contract for the Parking Lot Repaving Project to Asphalt & Concrete, Inc.

Motion carried           7 ayes/ 0 nays

C. Approval of an Amendment to Lease Agreement – 135 Grand Avenue East

Mr. Garcia provided a summary of a proposed lease amendment with MLCV/2020 Brands for property at 135 Grand Avenue East.

Motion/Second: Commissioner Forester moved and Commissioner Hansen seconded approval of an amendment to lease agreement for EDA-owned property at 135 Grand Avenue East.

Motion carried           7 ayes/ 0 nays

D. Approval of a Purchase Agreement with JBL Properties, LLC for Real Property located at 139 Grand Avenue East

Mr. Garcia provided a summary of a proposed purchase agreement with JBL Properties for property at 139 Grand Avenue East. The purchase for the purposes of fostering redevelopment consistent with the City's Comprehensive Plan and the Hardman Triangle Redevelopment Plan is proposed to close by June 30, 2020 at an acquisition cost of \$1,630,000. A 90-day contingency period is provided for due diligence.

Commissioners expressed the importance of the agreement including provisions relating to environmental conditions of the property that would be attributable to the property owner's existing business, and the resulting impacts on property value.

Commissioners inquired about the existing business' timeline to vacate the property, and a desire to see the property "cleaned up" by the existing business. Mr. Garcia noted that although it had been approximately one year since any code violation investigations had been conducted, at that time the property was not found to be in violation of any approvals or existing codes or ordinances.

Motion/Second: Commissioner Seaberg moved and Commissioner Flatley seconded approval to enter into a purchase agreement with JBL Properties LLC for the acquisition of real property at 139 Grand Avenue East, subject to minor modifications to the agreement by legal counsel.

Motion carried           7 ayes/ 0 nays

E. Discussion: Temporary Use of EDA-owned Property during the North Concord Street Reconstruction Project

Mr. Garcia advised that during the course of the Concord Street reconstruction project in 2021 – 2022, impacts to properties in the vicinity of the Waterous Street and Concord Street intersection might be minimized if adjacent EDA-owned property were allowed to be utilized for temporary parking/storage of vehicles. Mr. Mikhail clarified that no formal action was requested at this time, but that the Commission's input and general consensus that this approach would be acceptable was sufficient at this time. More formal action may be requested at a future meeting.

**7. FUTURE FOLLOW-UP ITEMS**

Commissioner Flatley requested an update on a previously discussed taproom development. Mr. Garcia relayed that the business was still active in pursuing a location in South St. Paul.

**8. ADJOURNMENT**

Motion/Second: Commissioner Dewey moved and Commissioner Hansen seconded the motion to adjourn the meeting at 9:22 PM.

Motion carried        7 ayes/ 0 nays

Approved: June 1, 2020

**Renee Schmitt**

Renee Schmitt, Secretary