

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

Regular Meeting
June 29, 2020
WebEx Meeting Due to COVID-19 Pandemic

1. CALL TO ORDER

President Francis called the meeting to order at 8:03 PM.

2. ROLL CALL

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

Members Absent: Commissioner Flatley.

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 Seaberg moved and Commissioner Forester seconded approval of the agenda.

Motion carried 6 ayes / 0 nays

4. CONSENT

- A. EDA Meeting Minutes of June 1, 2020
- B. Acknowledging and Consenting to a Modified Debt Repayment Schedule by CLIMB Theater, Resolution 2020 – 9
- C. Approval of Conflict Waiver with LeVander, Gillen and Miller

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

Motion carried 6 ayes / 0 nays

5. GENERAL BUSINESS

A. Review and Action on a proposed fence in the Wilson Heights Subdivision– 1445 & 1455 Stickney Avenue

The board discussed their unique role as Architecture Committee in this case. Consensus indicated that the 19 property owners impacted by the covenants should convene to formally assume architecture committee responsibilities for the administration of the covenants.

Motion/Second: Commissioner Seaberg moved and Commissioner Dewey seconded continuing EDA action on the item for no more than 60 days. It was acknowledged that if the covenants were formally amended by actions of the residents so impacted, the EDA would no longer have a role as the Architecture Committee.

Motion carried 6 ayes / 0 nays

B. Approval of First Amendment to Purchase Agreement with JBL Properties, LLC

Motion/Second: Commissioner Forester moved and Commissioner Kaliszewski seconded approval of the First Amendment to Purchase Agreement with JBL Properties, LLC.

Motion carried 6 ayes / 0 nays

C. Approval of Lease Agreement with JBL Properties, LLC

Mr. Garcia summarized the proposed lease agreement. In response to Commissioner Seaberg, Mr. Garcia noted that a transition timeline and plan can be provided following closing.

Motion/Second: Commissioner Seaberg moved and Commissioner Forester seconded approval of a Lease Agreement with JBL Properties, LLC.

Motion carried 6 ayes / 0 nays

D. Approval of Purchase Agreement with Beard Group, Inc

Mr. Garcia summarized that the Purchase Agreement would govern an EDA purchase of the property at 201 – 205 Concord Exchange North only in the event that the City failed to approve the Developer's Development Plan.

Motion/Second: Commissioner Forester moved and Commissioner Seaberg seconded approval of a Purchase Agreement with Beard Group, Inc.

Motion carried 6 ayes / 0 nays

E. Discussion and Preliminary Guidance – 2021 Budget

Mr. Garcia presented a status update on two programs that were annually funded through the EDA: the Progress Plus Economic Development Partnership and the Open to Business Program. Both programs are in a period of transition and Mr. Garcia sought board feedback on continued involvement and budget support for these items. No motions were sought or made; discussion only.

F. Review and Action on a proposed fence in the Wentworth Hollow Subdivision – 700 Wentworth Avenue

Motion/Second: Commissioner Dewey moved and President Francis seconded approval of the request for a 11' section of 72" high privacy fence at 700 Wentworth Avenue, subject to fence permit review.

Motion carried 3 ayes / 2 nays

Commissioner Seaberg abstained.

6. FUTURE FOLLOW-UP ITEMS

None presented.

7. ADJOURNMENT

Motion/Second: Commissioner Seaberg moved and Commissioner Kaliszewski seconded the motion to adjourn the meeting at 9:52 PM.

Motion carried 6 ayes/ 0 nays

Approved: August 3, 2020

Renee Schmitt

Renee Schmitt, Secretary