



**City of North St. Paul
Economic Development Authority
Regular Meeting Agenda**

**June 22, 2021
3:00 PM**

The Economic Development Authority Meeting will be conducted on Tuesday, June 22, 2021 at 3:00PM. The meeting location is in the Sandberg Conference Room of City Hall, located at 2400 Margaret St., North St. Paul.

The Economic Development Authority will also be meeting via online Zoom under Minn. Stat. 13D.02. Members of the public are permitted to attend the meeting in person, however, it is encouraged to participate in the meeting remotely.

Instructions can be found below.

Access information and links to meetings are available at www.northstpaul.org. This change to online meeting access will remain in effect until further notice. (Stat. 13D.02 subd. 4)

The **Zoom meeting can be accessed**

via: <https://us02web.zoom.us/j/86929140679?pwd=blpXUEgvWWR0Z0x0OERPZlpoaHJXUT09>

Passcode: 269520

Or Telephone:

US: +1 929 205 6099 or +1 301 715 8592

Webinar ID: 869 2914 0679

Passcode: 269520

The Economic Development Authority Zoom meeting will be 'open to the public' to listen in, but will be muted from contributing at all times with the exception of a Public Hearing and open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

- I. Call to Order**
- II. Roll Call**
- III. Adopt Agenda**
- IV. Consent Agenda**
 - A. Meeting minutes from April 13, 2021

V. Authority Business & Action Items

- A. General EDA Discussion
- B. Business Visits
- C. City Parking Lot
- D. Commercial Property for Sale/Sold
- E. Development Updates
- F. Civic Clerk Update
- G. Seppala Boulevard Vision
- H. Restaurant Incentive

VI. Executive Director Report

VII. Treasurer Report

VIII. Chair Report

IX. Mayor Report

X. Adjournment

XI. Reports from EDA Members

XII. Future Business

The next regularly scheduled Economic Development Authority meeting is July 13, 2021. There is also a joint EDA/Planning Commission Meeting scheduled for July 15th at 6:30PM



To

Honorable Mayor Furlong and City Council

Date

June 22, 2021

Agenda Placement # IV.A

Consent Agenda

Subject

Meeting minutes from April 13, 2021

Background/Facts

Recommendation:

Attachments

1. 2021-04-13 EDA Minutes

Respectfully submitted,

**CITY OF NORTH ST PAUL
ECONOMIC & DEVELOPMENT AUTHORITY
MEETING MINUTES**

April 13, 2021

3:00 p.m.

The April 13, 2021 meeting was held via Zoom and complied with all requirements of Minnesota State Statute 13D.021.

Due to the Governor's Emergency Declaration, the Mayor has determined that in-person meetings during this pandemic are not practical or safe. All meetings of the City Council and other City-governed boards and commissions will be held by telephone or other electronic means until further notice. (Minn. Stat. 13D.021)

I. CALL TO ORDER

Vice Chair Kevin Fuller called the meeting to order at 3:00 p.m.

II. ROLL CALL

Robert Dew, Chair – Excused absent
Kevin Fuller, Vice Chair
Don Jensen, Treasurer - absent
Tom Schifsky, Commissioner
Archie Vickerman, Commissioner
Terry Furlong, Mayor
Scott Thorsen, Council member - Absent
Scott Duddeck, Executive Director
Brett Garry, Business Association Representative - Absent

Staff: Kari Erpenbach/Lisa Ritchie

III. ADOPT AGENDA

A motion was made by Kevin Fuller to adopt the agenda. Archie Vickerman seconded the motion.

IV. CONSENT AGENDA

No minutes from the March meeting

V. MEETING OPEN TO THE PUBLIC

No members of the public

VI. AUTHORITY BUSINESS AND ACTION ITEMS

A. Follow up discussion on the past joint EDA and Planning Commission meeting.

i) Plan quarterly Plan quarterly EDA & Planning Commission meetings.

A joint (EDA and Planning Commission) meeting will be scheduled for the third Thursday of July and October. Starting in January, 2022; quarterly meetings will be scheduled for the third Thursday every 3 months.

ii) Add EDA & Planning Commission to the Open Gov workflow for zoning permits.

The EDA commission discussed adding commission members to the Open Gov workflow for zoning permits to allow for the commissioners to be in the know of proposed projects before they come to fruition. It was determined this could slow the process down too much and rather than adding commissioners to the workflow, they would be notified via email if a large project is proposed. Meetings could then be scheduled as needed if the commissioners felt it was necessary.

iii) Mandatory concept plans to city staff and Planning Commission before an application is submitted.

Being as the city is not able to control or stop the sale of a property, it was said that this isn't feasible to require mandatory concept plans to city staff and Planning Commission before an application is submitted.

iv) Form a collaborative committee between City Council, EDA & Planning to review and update the Redevelopment Master Plan.

To be addressed at the next joint meeting to determine if there is interest in forming this committee and who would volunteer.

v) Provide and post on city website concept plans for the 7th Ave parcel.

No action to be taken on this yet as Scott Duddeck had indicated the previous owner may claim their right of redemption on this property.

vi) Form a study group for the use of the Community Center – community input is required.

Per Scott Duddeck, there isn't a need for a study group as there is currently a plan in place. A lease is in place with the current tenants thru 6/30/2022. In addition to this, Bonding information has been submitted to the state for possible bonding \$. The proposed plan would allow multiple entities such as the Food Shelf, Toy Shelf, the Library, Workforce Center and the School District to lease space within the community center. If the bonding doesn't work out, the next step would be to look into a longer lease with the current tenant.

vii) Review the vision for Seppala Boulevard, to create a pedestrian and bike-friendly boulevard since the roadway is now a 2-way street.

Scott Duddeck indicated there is not currently a plan to create a pedestrian and bike-friendly boulevard but Terry Furlong indicated that he thinks there should be one. He would like to see bikes coming off the trail and entering into downtown. Scott Duddeck stated that there are several points of entry such as: Rotary Park, Helen, Margaret and Henry. There is concern with bikes on the sidewalks downtown, especially once the tables and chairs are in place. There is some consideration being given to banning bikes on the sidewalks downtown. Kevin Fuller suggested a "No Bikes" symbol being painted on the sidewalk as a means to notify people rather than placing signs.

B. Proposed Updated Flood Map

Per Scott Duddeck, there is a thirty-day window. WSB is doing a study. The new proposed flood zone would cover a large area in North St Paul. The McKnight & 36 area including; Shifsky's, Target parking lot, Ideal Credit Union etc.

Archie Vickerman inquired about the process for determining the flood zone and the impact it will have on businesses. Scott Duddeck responded the modeling is different from what is normally used.

Per Tom Schifsky, his business is drastically affected by the 1 ½" rain falls since the construction on HWY 36.

Scott Duddeck stated that public comments are currently being taken and that most likely, it is not going to change a lot if they stick to the modeling used.

C. Purchase of 2564 7th Avenue

The previous owners are pursuing their right of redemption. If they are able to gain it back, the city would receive all monies paid + 9.75% interest.

D. Commercial Property for Sale Update

- Former Oil Can Henry's – Back on the market
- Former Tap & Grill – Site needs clean up. May lead to court case as the demo was never completed.
- K&J Building has had no activity
- Church across from Silver Lake has been sold

VII. EXECUTIVE DIRECTOR REPORT

Development Updates -

- Downtown - project is moving along rapidly. Plumbing, electric, windows, storm sewer are all done or in the works.
- Anchor View Apartments are well underway.
- Kwik-Trip is scheduled to start construction June 1st.
- The storage building is nearing completion.
- 6th & 7th Street Townhomes – 18 townhomes; 3 single family homes are underway.
- M&I Homes to be complete by year end

Archie Vickerman inquired on the status of the former Lilly News building. Don Jensen indicated the former Lilly News building was owned by his father-in-law and that a counter-offer has been made.

Tom Schifsky inquired about the status of the corner building formerly known as the Coffee Loft. Per Scott Duddeck that building was sold last fall. Terry Furlong commented that this building has been an ongoing code enforcement issue.

Scott Duddeck stated that a new restaurant will be moving into the old Subway building. The Brother's Eatery will be occupying this space. They currently have another location in southern Minnesota. Their menu includes "All Day Breakfast"

VIII. TREASURER REPORT

No report was given

IX. CHAIR REPORT

No report was given

X. MAYOR REPORT

Mayor Terry Furlong stated that COVID is on the rise and because of this a number of events are being post-phoned. We are also experiencing difficult times during the trial of Derek Chauvin.

XI. REPORTS FROM EDA MEMBERS

Scott Duddeck stated that there would not be another curfew tonight in North St Paul unless Ramsey County implements one.

Scott Duddeck indicated road construction to begin on 7th Street so there will be road closure between 1st & 3rd.

XII. FUTURE BUSINESS

Monthly meeting will continue thru fall 2021

XIII. ADJOURN

The meeting adjourned at 4:10 p.m.

The next EDA meeting is scheduled for May 11th, 2021 at 3:00 p.m.

Agenda Information Memorandum
Economic Development Authority
7/22/21

FROM THE OFFICE OF Community Development

Agenda placement: Authority Business & Action Items

Subject: Seppala Boulevard Vision

To: Economic Development Authority

Background/Facts:

During the April EDA meeting, under the “Follow up discussion on the joint EDA & Planning Commission meetings”, the commission discussed the topic of “Reviewing the vision for Seppala Boulevard, to create a pedestrian and bike friendly boulevard since the roadway is now a 2-way street.”

Scott Duddeck indicated there is not currently a plan to create a pedestrian and bike-friendly boulevard but Terry Furlong indicated that he thinks there should be one. He would like to see bikes coming off the trail and entering into downtown. Scott Duddeck stated that there are several points of entry such as: Rotary Park, Helen, Margaret and Henry. There is concern with bikes on the sidewalks downtown, especially once the tables and chairs are in place. There is some consideration being given to banning bikes on the sidewalks downtown. Kevin Fuller suggested a “No Bikes” symbol being painted on the sidewalk as a means to notify people rather than placing signs.

Recommendation:

Decide whether or not the EDA wishes to continue discussions and create a vision for Seppala Boulevard?

Respectfully submitted,

Lisa Ritchie
Administrative Assistant
Community Development