

**May 10, 2022
3:00 PM**

I. Call to Order

Robert Dew called the meeting to order at 3:00 PM

II. Roll Call

Robert Dew, Chair
Kevin Fuller, Vice Chair – Absent
Don Jensen, Treasurer
Tom Schifsky
Archie Vickerman
Terry Furlong, Mayor/Council Representative
Tim Cole, Council Representative
Brett Garry, Business Association Representative

STAFF

Lisa Ritchie, EDA Admin. Assistant
John Stark, Executive Director

III. Adopt Agenda

Robert made a motion to adopt the agenda. It was moved by Tim and seconded by Tom.

IV. Approval of Minutes

Terry made a motion to approve the March 22nd meeting minutes which was seconded by Tim. All present voting aye. Minutes approved.

V. Meeting Open to the Public

Note: This is a courtesy extended to persons wishing to address the committee who are not on the agenda. A completed public comment form should be presented to the Arts and Culture Commission Committee Secretary prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.

There wasn't anyone from the Public in attendance.

VI. Commission Business, Action Items & Recommendations

A. 2579 7th Avenue Parklet

Per John Stark; WSB has provided the Concept Plan for the redevelopment of 2579 7th Avenue. Turning it from an empty lot/parking lot into a city parklet.

The estimated costs are as follows:

\$15,000 – Pavement Removals
\$13,000 – Earthwork
\$25,000 – Asphalt Paving and Markings
\$ 6,000 – Concrete Walks
\$ 9,000 – Tables and Bench
\$ 5,000 – Topsoil for Lawn Areas
\$ 2,500 – Turf Seeding
\$75,000 – TOTAL

NOTE: These costs do not include lighting or irrigation

The EDA members were surprised at the estimate of \$75,000. Tom Schifsky wasn't surprised by that figure and stated Engineer bids are coming in low at this time due to the economy. It was asked if Public Works could take on this task? John Stark questioned if we could get "value engineering" on this project and possibly use the public works department to do the work. It was a general consensus that the bid seemed high and they may be able to cut some corners but overall, it could still be at least a \$65,000 project. The was discussion on just doing a partial on this project to minimize costs. Tom suggested using regular asphalt not impervious as that is the most expensive material. Impervious is also very hard to maintain ad has a short lifespan. Terry stated that he thinks something needs to be done there and then the discussion led to the questioning of the previous basement and whether it still exists under the parking lot. That is something that they would need to find out before developing.

The EDA agreed on the fact that this may be a short-term project which could be developed soon. The decision was made to table this until John can do some research.

VII. Executive Director Report

A. Lilly Property

Memorandum of Understanding was signed by the developer and is waiting for Robert's signature. The developer will be meeting with our City Planner, Brandy Howe for zoning issues and will be discussing TIF finding in the next week. The community meeting will probably happen early this summer. John thinks the site work may start in the fall and building next spring.

B. Property across the street from City Hall

John may have 3 developers by next month.

C. River of God Church

Terry spoke to Gene Berwald and learned there may be space for the church above the

Food Shelf for the Church. Terry thinks they are getting close to having discussions with the congregation. John stated we received a letter from the Turbine Company which stated he was claiming the EDA getting involved hampered him.

Treasurer Report

Don didn't think the financials he received would be helpful but thinks we will have useful info by the next meeting.

VIII. Chair Report

IX. Mayor Report

Business Association Meeting -

- Kwik Trip and Storage and the Trail are a great asset.
- Friday business meeting the JR ROTC is walking the trail at the Snowman to cheer on the walk. ROTC brings a good form of discipline and roll models for kids who may not have it.
- Sentinel is 80% full and are cash flow at this point.
- MAC's will have a Soft opening on June 24th. EDA and city staff may be invited.
- M&I – Nearing capacity. It looks like the model is being closed down.
- Apartments – 200 on waiting list. – Communication will be online as well as application. 20% is affordable housing, 80% Market

X. EDA Members Report

Tim Cole –

- Knack building is up for sale by owner. Previously, the EDA had a purchase agreement but fell thru at the 11th hour.
- Polar Plaza is FOR SALE.
- Page on website – Properties for sale. Needs to be deleted or directed to John Stark.
- North St Paul, Ground Round – Litigation – on hold due to COVID. This needs to rise up to priority list. Terry & Tim have made attempts in the past with the current owner but he is not responsive. John will follow up with Jason regarding the litigation.
- Left turn lane?
- Target has a lot – reach out to get it cleaned up.
- K&J – Unknown status

John stated he would like to have goal setting out of the EDA after the CD starts.

Terry will reach out on the Knick Knack store

XI. Adjournment

Robert made a motion to adjourn the meeting. Archie moved it and Tom seconded the Motion. Meeting adjourned.