

City of North Saint Paul
August 16, 2022
Approved Regular City Council Workshop Minutes

I. CALL TO ORDER

Mayor Furlong called the meeting to order at 5:00 p.m.

II. ROLL CALL

Present: Council Member Thorsen
Council Member Petersen
Council Member Cole
Council Member Wong
Mayor Furlong

Staff: Interim City Manager Brian Frandle, Assistant to the City Manager Jennie Kloos,
City Engineer Morgan Dawley, City Planner Brandy Howe, Consultant Dr. Craig
Waldron, Communications Consultant Kari Erpenbach

III. ADOPT AGENDA

On motion by Council Member Petersen, seconded by Council Member Cole, with all present voting aye (5-0), motion carried to approve the agenda as amended.

IV. TOPIC(S)

A. Lillie Building

Interim City Manager Brian Frandle introduced Dr. Craig Waldron who has taken the lead on the Lillie Building project. Dr. Waldron gave an update on the project stating he suggested a work session to provide an opportunity for the developer to provide an introduction of the project to the city council and offer a chance for council to ask questions regarding the proposed development.

City Planner Brandy Howe introduced TJL Development. They are looking for approval of a new mixed-use development located primarily on the site of the former Lillie Building and includes 2503, 2509, 2515 and 2517 7th Avenue East in downtown. The developer has submitted a planned unit development (PUD) application which is currently under review by staff and will be considered at the September 1st Planning Commission meeting. The developer also intends to submit an application for tax increment financing.

Developers Jim, Jeff and Kenny on behalf of TJL Development, Momentum Design Group, LLC stated they have done a lot of work since the last time meeting with city council including engaging the community, meeting with staff

Jeff Wrede, architect with TJL Development, discussed the history of the building and their desire to incorporate the historic imagery. He provided building details such as retail and live/work units, an outdoor porch, lobby, fitness area, and second floor amenity deck. Mayor

Furlong questioned whether those outdoor amenities would be stored or left outside during the winter months.

After questions from City Council, Mr. LaValle and Mr. Wrede provided the following information.

- Retail space can be changed to accommodate different dimensions and will fill up the first floor
- No direct live/work experience but has colleagues and data to support this type of development
- TIF is in the process
- Anticipated start date depends on purchase agreements but would be October or December and anticipated to take approximately 14 months to complete
- Will work with Ms. Howe to accommodate pedestrian sidewalk and road traffic space on Seppala Blvd.
- Commercial spaces will contain shafts to promote a variety of live/work units
- Will work with City staff if zoning codes raise concerns

EDA Chair Robert Dew discussed his concerns regarding any new changes made to Seppala Blvd. in order to accommodate this development. Ms. Howe reiterated the Redevelopment Master Plan has a plan for Seppala Blvd. that includes a dual frontage usage for vehicle and pedestrian traffic.

City Council thanked them for the presentation. TJL Development concluded that upon approval, materials should be ordered as soon as possible to ensure a timely arrival.

V. ADJOURNMENT

There being no further business, on motion by Council Member Wong, seconded by Council Member Cole, with all present voting aye (5-0), Mayor Furlong adjourned the workshop meeting at 6:07 p.m.

Terrence J. Furlong, Mayor /s/

Attest:

Brian Frandle, Interim City Manager/ Clerk /s/