



**Economic Development Authority
Regular Meeting Minutes
Tuesday, May 9, 2023
3:00 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

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

II. ROLL CALL

EDA Members

Robert Dew, Chair

Terry Furlong, Vice-Chair

Josef Matthews

Tom Schifsky

Chris Thorsen

Tim Cole, Council Representative

absent

John Monge, Mayor

Staff/Ex-Officio Members

Brian Frandle, Executive Director

Brandy Howe, Treasurer, Community Development Director

Brett Garry, Business Association Representative

absent

Chris Cherne, EDA Secretary

III. ADOPT AGENDA

Chair Dew asked for a motion to adopt the agenda.

M/Furlong, S/Schifsky.

Motion carried 6-0.

IV. APPROVAL OF MINUTES

A. Approval of 04-11-2023 Minutes

Chair Dew asked for a motion to approve the April 11, 2023 meeting minutes.

M/Furlong, S/Matthews.

Motion carried 6-0.

V. PRESENTATION

A. Recognition of Donald Jensen

Members of the EDA recognized former member Donald Jensen with a certificate and thanked

him for his years of dedicated service to the EDA.

B. Concept Proposal for Margaret Street Site

John Dobbs, on behalf of Gary Mulcahy, presented a development proposal for the Margaret Street site. Mr. Dobbs' proposal is for garage condos, which he stated align with the History Cruiser car show. He stated garage condos can not only be used for car/hobby garage, but for small business and can offer flexible sizes. The EDA requested clarification on a number of items. Mr. Dobbs stated that the developer does not currently request any incentives and there will be no overnight space allowed in the condos.

Furlong and Dew stated the architecture across from City Hall may be of concern and it would have to be appropriate to get through the Planning Commission and City Council. Howe stated that research is needed to determine if the use is permitted within the MU-1 district.

Staff will coordinate with Mr. Dobbs on next steps.

VI. MEETING OPEN TO THE PUBLIC

No public comments.

VII. EDA DISCUSSION AND ACTION ITEMS

A. Update: River of God Church / Reflex Medical

Howe stated that DSGW Architects submitted a proposal to prepare a facility space analysis for River of God Church. She met with the River of God pastor who indicated they were not looking to move forward with the study at this time. Dew stated the EDA does not want to kick anyone out but also strives to retain and expand businesses. The EDA directed staff to get clarity from the Church and meet with Reflex Medical to notify of the current status and see their next steps.

B. Update: Old National Bank Meeting

Dew reported that he, Howe and Cherne met with the Facilities Property Manager and Corporate Facilities Director of Old National Bank. They discussed the Highway 36/120 interchange and potential development on the corridor. The bank shared they have an imminently planned renovation.

C. Update: Downtown Green Space

Howe stated bids for the work were higher than expected. Public Works can contribute some effort to offset costs, but it cannot be guaranteed due to their summer work load. Schifsky recused himself from the discussion.

Thorsen stated the project would be temporary. He questioned what improvements would be necessary if it is currently used as a parking lot. The lot would still be available for development. Thorsen recommended improving the parking lot, have it ready for development and figure out where the snow would go in the winter.

Matthews stated that he has noticed when green space gets put in it is not usually properly maintained. He said if the money goes into a green space, the City needs to make sure that it is maintained. Frandle stated that maintenance would be added to the Public Works list.

Dew recommended the EDA get a read from the City Council to see if there is a possibility of contribution to the project. The EDA asked staff to get a quote for completely paving the lot and see if the project can be included into the 2024 Capital Improvement Plan.

VIII. TREASURER'S REPORT

A. April 2023 Treasurer's Report

Howe provided the April 2023 Treasurer's Report.

IX. UPDATES

- **EDA Advertisements:** An EDA article has been published in the City newsletter. The article can continue to be rotated into the newsletter and be updated as needed.
- **17th Ave and Delaware site:** There has been some interest in development.
- **Lillie Building:** The developer is facing some hurdles with financing. The project is not expected to occur this year.
- **Fall Roundup Parade:** This topic will be addressed at the next EDA meeting with City Attorney opinion.
- **EDA Bylaws:** Staff have been working on preparing suggested updates to the EDA Bylaws and comparing them with State Statute, City Code and the enabling resolution.
- **Façade Improvement Program:** Howe, Dew and Cherne met with the Metropolitan Consortium of Community Developers. They have been invited to provide a presentation to the EDA this summer.
- **Community Center:** Wold Architects continue to meet with community members. They will consolidate their information and provide a report to City Council. Staff is working on extending a short-term lease with Kokoro Volleyball.

Due to expected absences, the EDA decided to cancel their June meeting. The next regularly scheduled EDA meeting will be Tuesday, July 11, 2023 at 3:00 PM.

X. CLOSED SESSION

- ### A. The meeting will be closed as permitted by section 13D.05, subdivision 3 (c) MN Stats. to discuss the potential purchase of land located at PIN #132922110081.

Chair Dew entered the closed session at 4:27 PM. Those present included:

Robert Dew, Chair
Terry Furlong, Vice-Chair
Josef Matthews
Tom Schifsky
Chris Thorsen

John Monge, Mayor
Brian Frandle, Executive Director
Brandy Howe, Treasurer, Community Development Director
Chris Cherne, EDA Secretary

The EDA discussed the potential purchase of the parcel of land located at PIN #132922110081.

Chair Dew asked for a motion to exit the closed session at 4:37 PM.
M/Thorsen, S/Schifsky.
Motion Carried 6-0.

Dew stated that the EDA discussed the property and decided to take no action at this time.

XI. ADJOURNMENT

Chair Dew requested a motion to adjourn the meeting.
M/Furlong, S/Matthews to adjourn the meeting at 4:38 PM.
Motion carried 6-0.

The next regularly scheduled Economic Development Authority meeting is Tuesday, July 11, 2023 at 3:00 PM.

Members, please notify any planned absences to:

Chris Cherne
EDA Secretary
651-747-2440
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