



**Economic Development Authority
Regular Meeting Minutes
Tuesday, September 12, 2023
3:00 PM**

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

I. CALL TO ORDER

Vice-Chair Furlong called the meeting to order at 3:00 PM.

II. ROLL CALL

EDA Members

Robert Dew, Chair, absent
Terry Furlong, Vice-Chair
Josef Matthews
Tom Schifsky
Chris Thorsen
Tim Cole, Council Representative
John Monge, Mayor

Staff/Ex-Officio Members

Brian Frandle, Executive Director
Brandy Howe, Treasurer, Community Development Director
Brett Garry, Business Association Representative
Chris Cherne, EDA Secretary

III. ADOPT AGENDA

Vice-Chair Furlong requested a motion to adopt the agenda.
M/Cole, S/Thorsen.
Motion carried 6-0.

IV. APPROVAL OF MINUTES

A. Approval of August 8, 2023 Minutes

Vice-Chair Furlong requested a motion to approve the August 8, 2023 meeting minutes.
M/Monge, S/Schifsky.
Motion carried 6-0.

V. MEETING OPEN TO THE PUBLIC

No public comments.

VI. EDA DISCUSSION AND ACTION ITEMS

A. Project Updates

- **2579 7th Ave E – Downtown Parking/Greenspace:** City Council discussed the site at their meeting on August 15th, 2023. Crossroads Properties expressed interest in marketing the site. A listing agreement with Crossroads Properties will go to City Council at a future meeting.
- **Lillie Redevelopment Project:** The groundbreaking for the new building was held on August 24th, 2023. Building plans have been submitted and construction has commenced.

- **Open Window Productions (OWP) Marketing Video:** OWP will present their videos to the EDA at their regular meeting in October.
- **Pine Tree Center:** Code Enforcement have been working on violations at the site. The hanging sign has been removed.
- **Pizza Factory:** Staff reached out to the owner of the Pizza Factory. He plans to schedule a sit-down meeting with the City.
- **Reflex Medical:** There were no updates.
- **Façade Improvement Program:** A draft of a façade improvement program will be presented at the regular October EDA meeting. Thorsen stated that the discussion around the gooseneck lighting requirements was missing from the approved August 8th, 2023 meeting minutes. He stated he would like to discuss the possible revision of gooseneck lighting requirements moving forward.

B. EDA Bylaws Review

Staff and the City Attorney have reviewed the EDA Bylaws and noted potential revisions. Howe recommended the EDA strip the bylaws containing duplicated language from the City Code and perform minor modifications to be consistent with State Statute and the Enabling Resolution. Thorsen stated since the EDA spent money on the Attorney, it should be adopted as proposed. The EDA asked staff to clarify the potential revisions for discussion at the next regular EDA meeting.

Vice-Chair Furlong requested a motion to table the conversation of EDA Bylaws.
M/Cole, S/Matthews.
Motion Carried 6-0.

C. MOU for Dobbs/Mulcahy Garage Condo Proposal

Howe stated that the developer of the proposed garage condominiums presented the concept to City Council at an August 2023 workshop meeting; however, City Council did not have the chance to discuss the project after the presentation. In order to keep the developer interested, Dew had suggested entering into a Memorandum of Understanding (MOU) with the developer.

Cole questioned if presenting an MOU to City Council would be moving the cart in front of the horse, as City Council has not had a chance to discuss the proposal yet. Thorsen stated that it is most important to find out what the developer will have to pay for that land and what criteria will be used by the City to determine fair market price as fair market value is an arbitrary number. If the developer is interested in the price, the project can easily move forward. Monge asked how the City can get the value of the Margaret Street site. Frandle stated the City could hire an appraiser. Thorsen recommended having more than one appraisal done. Monge, Schifsky and Matthews agreed that the City should move forward with an appraisal. Matthews stated that the site is difficult to develop. There are not a lot of developers jumping at the property, so this opportunity should be taken seriously. Thorsen recommended that City Council be made clearly aware of the resounding recommendation from the EDA.

Howe clarified that the MOU does not bind the City to the sale of land, but ensures that the Dobbs/Mulcahy project is the only one to be considered until a purchase agreement is reached or until the termination of the agreement. Furlong agreed and stated the MOU gives exclusive rights to the developer to negotiate with the City.

Vice-Chair Furlong requested a motion to request staff to prepare a City Council resolution authorizing the EDA to enter into an MOU with the developer.
M/Matthews, S/Thorsen.
Motion carried 6-0.

VII. **TREASURER'S REPORT**

A. September 2023 Treasurer's Report

Howe provided the September 2023 Treasurer's Report. Thorsen inquired about the noted

\$12,000 AP Pending. Howe will follow up with a clarification of that number.

VIII. UPDATES

A. EDA Member Updates

Cole stated it has been a busy few weeks in the City of North St. Paul. A few of the events included the well-attended groundbreaking for the Lillie Building and the grand opening of the Blue Nile, a new Ethiopian restaurant with phenomenal people and food. Cole shared that he toured the new candy store and noted they are building a coffee area. The owner has many ideas for the City and recommended he approach the City with his vision. Cole also congratulated Schifsky for being the Grand Marshal of the Fall Roundup Parade.

Matthews stated that the Fall Roundup Parade will be held on Thursday, September 14th at 6:00 PM. There are 86 registered units for the parade, and many different aspects of the community are involved. There are not a lot of parades anymore due to the Covid-19 pandemic, so the Fall Roundup Parade brings great attention to the City of North St. Paul.

IX. 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 #122922110083

Vice-Chair Furlong entered the closed session at 3:48 PM. Those present included:

Terry Furlong, Vice-Chair
Josef Matthews
Tom Schifsky
Chris Thorsen
Tim Cole, Council Representative
John Monge, Mayor
Brian Frandle, Executive Director
Brandy Howe, Treasurer, Community Development Director
Brett Garry, Business Association Representative
Chris Cherne, EDA Secretary

The EDA discussed the potential purchase of the parcel of land located at PIN #122922110083.

Vice-Chair Furlong requested a motion to sign a confidentiality agreement in order to get more information on the parcel.

M/Matthews, S/Cole.

Motion carried 6-0.

Vice-Chair Furlong closed the closed session at 4:02 PM.

X. ADJOURNMENT

Vice-Chair Furlong requested a motion to adjourn the meeting.

M//Thorsen, S/Matthews to adjourn the meeting at 4:02 PM.

Motion carried 6-0.

The next regularly scheduled Economic Development Authority meeting is Tuesday, October 10, 2023 at 3:00 PM.

Members, please notify any planned absences to:

Chris Cherne
EDA Secretary
651-747-2440
chris.cherne@northstpaul.org