



**Economic Development Authority
Regular Meeting Minutes
Tuesday, October 10, 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 3:02 PM.

II. ROLL CALL

EDA Members

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

Arrived at 3:04 PM

Staff/Ex-Officio Members

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

Absent

III. ADOPT AGENDA

Chair Dew requested a motion to adopt the agenda.
M/Furlong, S/Schifsky.
Motion carried 6-0.

IV. APPROVAL OF MINUTES

A. Approval of September 12, 2023 Minutes

Chair Dew requested a motion to approve the September 12, 2023 meeting minutes.
M/Schifsky, S/Thorsen.
Motion carried 7-0.

V. PRESENTATION

A. Open Window Productions Marketing Video

Open Window Productions (OWP) presented the long form and short form North St. Paul promotional videos. The EDA applauded each video. The videos will be shown to City Council at a future meeting. OWP stated that the videos can be posted into social channels and the City website and that a pay-per-click campaign would be a good long-term marketing strategy. The EDA discussed collecting data on views and clicks. Furlong stated the City should have information ready for developers who reach out due to the videos.

VI. MEETING OPEN TO THE PUBLIC

No public comments.

VII. EDA DISCUSSION AND ACTION ITEMS

A. EDA Project Updates

Dobbs/Mulcahy Garage Condo Proposal: Howe reported that the garage condo proposal was brought to City Council at a recent workshop meeting. Only 3 members were present at that meeting and staff was directed to bring the proposal back to Council when all 5 members would be in attendance. Howe state that the site will be replatted.

Dew expressed concerns with the procedure of the project and how it relates to the duties of the EDA. The EDA strives to attract and retain business in the City of North St. Paul, however, the decision to obtain appraisal and replat adds time to the process, which tends to kill deals. It is not developer friendly for there to be additional hoops to go through. Developers have stated that there is too much red tape in the City. Additionally, a memorandum of understanding (MOU) does not make a deal. The re-platting would happen regardless and adds unnecessary time to this step. Dew questioned the organization's purpose if the EDA needs to go to City Council every time something is done.

Dew stated that the EDA has spoken before about the City selling or signing property to the EDA. Frandle asked Dew what the EDA would gain and if there are any drawbacks on either side to having the City sign off land to the EDA. Dew stated that there is an argument as to why the City wouldn't want to put land into EDA hands, however, the EDA would be able to accomplish its tasks without needing higher approval with every step.

Thorsen inquired about City Council's initial thoughts on the proposal. Cole stated that he addressed the platting and the appraisals at the City Council meeting. Dew stated that with development, land conveyed for as little as one dollar or incentives from the City, such as utility work may be provided. Thorsen stated that the MOU indicated the City would negotiate with the developers on what they would pay for the land. The discussion of appraisals was brought up because of the MOU. Dew stated that the developer will be gone within eight weeks and time is running out.

Thorsen echoed the concerns of Dew and stated the potential developer for the garage condos had a potential project at the old City Hall site in the past that was shot down. Dew stated that the developer is still at the table but is under the impression that the City is not interested. At the end of the day, the MOU has to come forward so the EDA can talk about the proposal with the developer and what changes need to be made. Frandle thanked Dew for providing information and his expertise to the conversation.

Thorsen stated there have been two projects the EDA has endorsed that have not gotten far since his term started. The duty of the EDA is to bring forward economic development through a variety of projects. He stated that he was asked if he would seek reappointment to the Authority but wanted to respond in front of the group. Thorsen indicated that he will not be seeking reappointment because of the lack of progress with the projects endorsed by the EDA. Thorsen urged the EDA to fill his seat with someone who has a background in business.

Cole stated that in 2019 the EDA was a part of the drafting process of the Redevelopment Master Plan. The City does not want to kick any business that currently exists out of the downtown, but helps determine how the incoming bodies are decided. When developers come in, there is a document to discuss with them. The garage condos do not fit with the Redevelopment Master Plan, and that is why he indicated he is not in favor with the plan. Howe stated that placing the MOU on the upcoming City Council meeting agenda can give them a chance to react to the proposal and either approve or not approve the MOU. Frandle suggested Dew speak to the City Council at their upcoming meeting. Matthews stated it

would be important for the City Council to understand what the City faces with that site from a development standpoint and suggested it is important to be respectful to the developer.

2579 7th Avenue E: The listing agreement for the site will go to City Council at their October 17, 2023 meeting.

Lillie Redevelopment Project: The developers for the project uncovered contaminated materials and went back to the City for TBRA grant funding. Dew asked if there is a schedule for the project. Howe stated a schedule has not been shared with her.

Façade Improvement Program: Due to Thorsen's inquiry regarding gooseneck lighting at the previous EDA meeting, Howe reported on the requirements included in the Downtown Design Manual. While the Downtown Design Manual urges gooseneck lighting, it does not require it. Howe stated that the Redevelopment Master Plan suggests that the Downtown Design Manual is due to be looked at.

VIII. TREASURER'S REPORT

A. October Treasurer's Report

Howe provided the October 2023 Treasurer's Report. Howe clarified the noted entry from the previous meeting was an error and has been removed.

IX. UPDATES

A. EDA Member Updates

There were no updates.

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 122922110083

Chair Dew entered the closed session at 4:13 PM. Those present included:

Robert Dew, Chair
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
Chris Cherne, EDA Secretary

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

Chair Dew requested a motion to exit the closed session.

M/Schifsky, S/Matthew to exit the closed session at 4:33 PM.

Motion carried 7-0.

XI. ADJOURNMENT

Chair Dew requested a motion to adjourn the meeting.

M/Schifsky, S/Cole to adjourn the meeting at 4:34 PM.

Motion carried 7-0.

The next regularly scheduled Economic Development Authority meeting is Tuesday, November 14, 2023 at 3:00 PM.

Members, please notify any planned absences to:

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