



**Economic Development Authority  
Regular Meeting Minutes  
Tuesday, March 11, 2025  
4:00 PM**

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

**I. CALL TO ORDER**

Vice-President Matthews called the meeting to order at 4:08 PM.

**II. ROLL CALL**

**EDA Members**

John Monge, President/Mayor	absent
Josef Matthews, Vice-President	
Andrew Nath, Member	
Brandon Bramscher, Member	
Peter Gagliardi, Member	
Peter Gogra, Member	arrived at 4:10
Dave McKenzie, Council Representative	

**Staff/Ex-Officio Members**

Brian Frandle, Executive Director  
Chris Cherne, EDA Secretary

**III. ADOPT AGENDA**

Vice-President Matthews requested a motion to adopt the agenda.  
M/Bramscher, S/Nath.  
Motion carried 4-0.

**IV. APPROVAL OF MINUTES**

A. Approval of December 10, 2024 Meeting Minutes

Vice-President Matthews requested a motion to approve the December 10, 2024 meeting minutes.  
M/Bramscher, S/Matthews.  
Motion carried 5-0.

**V. MEETING OPEN TO THE PUBLIC**

No public comments.

**VI. EDA DISCUSSION AND ACTION ITEMS**

A. Election of 2025 Officers

Cherne provided an overview of the responsibilities of the president, vice-president, treasurer, assistant treasurer and secretary offices. The EDA agreed that they would prefer all members to be present for the election of officers.

M/Matthews, S/Nath to table the election of 2025 officers to the next EDA meeting.  
Motion carried 5-0.

B. WSB Proposal – Downtown Design Manual Update

Frandle stated that the Downtown Design Manual should be brought to the Planning Commission for review and to determine next steps with the manual (what changes or updates need to be made, etc.). The EDA agreed to bring this item to the Planning Commission. Frandle stated that a final updated copy of the Façade Improvement Program and Application will be ready for the EDA to consider at their next meeting.

C. Discussion: Amending the Membership of the EDA

Frandle presented the item on amending the membership of the EDA. The idea of amending the membership of the EDA to be the members of the City Council and the current body comprising the EDA transitioning into an Economic Development Commission (EDC) has been floating around over the last year. Matthews clarified that the EDA has a budget and can spend their money while an EDC would be a recommending body to the EDA. Matthews indicated that he would like to know what the pros and cons are for the body transitioning into an EDC and recommended staff to do some research and come back with information. Nath and Gogra stated that they do not yet have an opinion as they are new members, but they would like to learn more. Bramscher wondered if the City Council can make this decision without input from the EDA. This discussion will continue at the next EDA meeting.

**VII. UPDATES**

A. Staff Updates

- Frandle stated the City has two lots available for redevelopment:
  - Margaret Street Commons- The City issued a Request for Proposals (RFP) on that property, but there were no official proposals submitted. Staff engaged in conversation with a developer who said interest rates and construction costs are high. When the time is right again, the City could issue another RFP.
  - Lot adjacent to Sidewinders Bar- There are no inquiries into this lot.
- Frandle stated there are two companies that the City communicated with who could be that desired “cheerleader” for the City. These companies provided information to the City, and that will be looked at during the next EDA meeting.
- Frandle stated that the Article No. 7 building is up and running and more than 75% of the units are rented.
- Delaware Place Project: Two of the twin home buildings are well underway, and the developer is looking to pull more permits shortly.
- There are a few more potential developments in the City:
  - On McKnight Rd N just north of Hwy 36, a funeral home and banquet/event hall space is looking to potentially develop there.
  - On South Avenue by the western border of the City, two townhome buildings are looking to potentially develop.
- Pine Tree Center: Pizza Factory extended their lease and are still operating out of the building.
- Luv’s Ice Cream: The owner had tried to sell the business and property over the winter. They will be putting it back on the market soon.
- Puzzles Bar and Banquet: There was a ribbon cutting at the new business yesterday. It is a nice-looking place, and their event space is booked out until August.

B. EDA Member Updates

There were no updates from EDA members.

**VIII. ADJOURNMENT**

Vice-President Matthews requested a motion to adjourn the meeting. M/Matthews, S/Bramscher to adjourn the meeting at 4:54 PM. Motion carried 5-0.

**The next regularly scheduled Economic Development Authority meeting is Tuesday, June 10, 2025 at 4:00 PM.**

Members, please notify any planned absences to:

Chris Cherne  
EDA Secretary  
651-747-2440  
[chris.cherne@northstpaul.org](mailto:chris.cherne@northstpaul.org)