



**Economic Development Authority
Special Meeting Minutes
Tuesday, April 8, 2025
4:00 PM**

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

I. CALL TO ORDER

President Monge called the meeting to order at 4:00 PM.

II. ROLL CALL

EDA Members

John Monge, President/Mayor
Josef Matthews, Vice-President
Brandon Bramscher, Treasurer
Andrew Nath, Member
Peter Gagliardi, Member Absent
Peter Gogra, Member Absent
Dave McKenzie, Member/Council Representative

Staff/Ex-Officio Members

Brian Frandle, Executive Director
Chris Cherne, Secretary/Assistant Treasurer

III. ADOPT AGENDA

President Monge requested a motion to adopt the agenda.
M/Nath, S/McKenzie.
Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of March 11, 2025 Meeting Minutes
President Monge requested a motion to approve the March 11, 2025 meeting minutes.
M/Nath, S/McKenzie.
Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

Jason Nordby, 2736 6th Ave E - Thanked the EDA for serving on the Authority. Nordby encouraged the EDA to meet monthly and presented a list of items he suggests the EDA can work on.

Tim Cole, 2570 Sean's Way – Noted that there is a quorum of city council members present. Cole suggested that as an EDA nothing needs to change, and the EDA has done a phenomenal job working with City Council. Cole noted projects that the EDA played an instrumental role in and indicated that roadblocks are created if the EDA becomes an Economic Development Commission. If the authority is taken out of the EDA, the city will ultimately be less competitive.

VI. EDA DISCUSSION AND ACTION ITEMS

A. Discussion: Amending the Membership of the EDA

The EDA held a robust conversation regarding the potential of converting the membership of the EDA to be the members of the City Council and the creation of a new Economic Development Commission. Member Nath asked what the negatives are of moving the EDA under the Council body. Monge stated the EDA became broken because the former EDA was not happy with the outcome of the previously proposed garage condominium development across the street from City Hall. President Monge invited Tim Cole to speak. Cole stated that there were hurt feelings due to the outcome. The EDA brought forward their recommendation of approval to City Council, but Council decided that was not a development they wanted to see. It was stated by former members that if the EDA doesn't have the authority to make decisions, what good is the EDA.

Nath stated as an Authority, even though they have the authority to make independent decisions, there are members of City Council on the EDA that bring some balance between the EDA and City Council. Nath stated that there are factors indicating that a nimble EDA would be beneficial to a proposed development.

Frandle stated one con of keeping the EDA the same could be having a quorum. At council meetings, there are better chances that they will have a quorum. A pro would be that the EDA is currently comprised of business owners who provide valuable insight and expertise. Monge stated that is where a commission comes in, to provide that expertise and recommendation to the EDA/Council. McKenzie stated he is new to all of this, but there is some expertise on the EDA that know banking, know business, know business owners and how they operate. McKenzie indicated that he likes the Authority end of it better. Bramscher stated his biggest concern is that the city remains as competitive as possible and that he wants the EDA to do everything it can to bring business and traffic into the city. Matthews stated this conversation is all about the people that are in the seats; this has to do more with who is elected/appointed and if the people in the seats have the right mindset and vision. People in these seats are going to change over time.

President Monge invited Tim Cole to speak. Cole stated this conversation about EDA membership has come up a couple times over the last few years. Amending the membership of the EDA was brought up to City Council previously, and the vote failed. Frandle stated as an Authority, they can do many things independently from the Council. The EDA has historically been communicative with City Council when it comes to those actions.

The EDA reached a consensus to not make any changes.

B. Election of 2025 Officers

President Monge called for nominations for President.

Member Nath nominated Monge for President.

M/Nath, S/Matthews to elect John Monge as the 2025 EDA President.

Motion carried 5-0.

President Monge called for nominations for Vice-President.

M/McKenzie, S/Nath to elect Josef Matthews as the 2025 EDA Vice-President.

Motion carried 5-0.

President Monge called for nominations for Treasurer.

M/Matthews, S/Nath to elect Brandon Bramscher as the 2025 EDA Treasurer.

Motion carried 5-0.

Cherne will serve as the 2025 EDA Secretary and Assistant Treasurer.

C. Facade Improvement Program

Frandle provided the façade improvement program item to the EDA as presented in the packet. Nath asked if it would be worth including that no business can be in violation of state or federal laws for their industry. Monge stated that the program details could include language stating the business must be in good standing. McKenzie asked if the city would preselect one contractor to do all the work. Frandle responded that contractor selection would be up to the business owners, but the EDA has the right to request a second bid from the applicant.

President Monge asked for a motion to approve the Façade Improvement Program as presented.

M/Bramscher, S/Nath.

Motion carried 5-0.

VII. UPDATES

A. Staff Updates

Frandle provided the following updates:

- CEDA: Tim Cole originally made contact with Community and Economic Development Associates (CEDA). They are a consultant group that works closely with cities to understand their priorities and help them to actualize goals. The city had a representative from CEDA come out to do a no cost initial report. They gave their first impression of the city and some information from the Census Bureau, downtown North St. Paul, wayfinding, the city's website, etc. If it sounds like something of interest to the EDA, they can go over their rates or bring a representative to the next meeting.
- Frandle stated there was an RFP issued for Margaret Street Commons, but no submittals have been placed.
- Pine Tree Center: The current business was going to move into a different space but have since extended their lease at Pine Tree Center. The business is up for sale again.
- Frandle stated a new Community Development Director will be starting on April 28th.

B. EDA Member Updates

Monge stated he spoke with Luv's Ice Cream. They are still open for business, but they are looking to put the business and building up for sale this spring.

McKenzie stated he had someone ask him about signage on McKnight Road N directing people into downtown North St. Paul. McKenzie asked if there is some type of signage the EDA can come up with to let travelers know that North St. Paul is on the left, such as an electronic message center. Frandle stated the City has property along McKnight Road N. Nath suggested a snowman pointing to downtown at that site. Monge stated that it would be nice to have something on the Margaret St Bridge over Hwy 36 indicating the City of North St. Paul.

VIII. ADJOURNMENT

President Monge requested a motion to adjourn the meeting.

M/Nath, S/Matthews to adjourn the meeting at 5:18 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
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