



**Economic Development Authority  
Regular Meeting Minutes  
Tuesday, June 10, 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  
Peter Gogra, Member  
Dave McKenzie, Member/Council Representative

**Staff/Ex-Officio Members**

Brian Frandle, Executive Director  
Ken Roberts, Community Development Director  
Chris Cherne, Secretary/Assistant Treasurer

**III. ADOPT AGENDA**

President Monge requested a motion to adopt the agenda.  
M/Nath, S/Matthews.  
Motion carried 7-0.

**IV. APPROVAL OF MINUTES**

**A. Approval of April 8, 2025 Special Meeting Minutes**

President Monge requested a motion to approve the April 8, 2025 special meeting minutes.  
M/McKenzie, S/Gagliardi.  
Motion carried 7-0.

**V. MEETING OPEN TO THE PUBLIC**

Tim Cole, 2570 Sean's Way, discussed the goals of the EDA was to actively work to support existing businesses to ensure they stay in the community and assist with expansion opportunities, develop and expand targeted business sectors to create additional jobs and strengthen diversity and the economy, and ensure that local infrastructure is adequate to support existing residents and businesses as well as future growth. Cole recommended the EDA bring the CEDA firm discussed at the previous EDA meeting back to the EDA for a presentation and discussion. Cole also said there are businesses downtown that are looking for a new location and they are having difficulties getting in contact with the City for possible assistance.

## VI. EDA DISCUSSION AND ACTION ITEMS

### A. Façade Improvement Program – Review of Applications

Roberts presented the Façade Improvement Program application for the VFW at 2483 7<sup>th</sup> Ave E. The VFW submitted an application that would include adding LED lighting around the perimeter of the building. They also proposed to add an additional Post 1350 sign under their existing VFW sign and do address sign improvements around their front entrance. When staff looked at the application as a whole and reviewed the criteria the EDA established for the program, it did not appear these types of improvements met the intent and purpose of the program, as the program seems to center around larger façade improvements.

Roberts presented the Façade Improvement Program application for Main Drag and Sweeties Candies at 2533 7<sup>th</sup> Ave E. This application is for window and door replacements. These improvements meet the criteria of the Façade Improvement Program. Staff recommended approval of this application.

Monge stated that signs come and go, and the purpose of the Façade Improvement Program is to promote physical improvements to the building itself. The Sweeties and Main Drag application is clearer cut and in line with the Program's intent. Gagliardi agreed.

McKenzie asked if it would be possible to ask the Applicant at 2533 7<sup>th</sup> Ave E if they can clean up the Schleck & Co sign and stated the stained-glass sign on this building is an iconic standout of the city.

Nath stated that he has an emotional feeling about wanting to approve the VFW application, but the EDA is bound to the established criteria of the grant program. In his view, the signs are not an integral part of an overall façade improvement.

Monge asked for a motion to deny the VFW Façade Improvement Program application as presented.

M/Gagliardi, S/Gogra.

Motion carried 7-0.

## VII. UPDATES

### A. Staff Updates

Frandle provided the following updates:

- **Northern Home Candle Company (2553 7<sup>th</sup> Ave E, Unit E):** Northern Home Candle Company recently opened downtown. This locally owned shop specializes in hand-poured candles made right here in the City of North St. Paul, featuring everything from floral blends to bakery scents. Members of the City Council hosted a ribbon-cutting celebration to mark the grand opening.
- **The Garter Toss (2543 7<sup>th</sup> Ave E):** The Garter Toss, a Vegas-style wedding chapel and companion Shop Country Club, held a soft opening during the first night of the History Cruze Car Show on June 6, 2025. The owner is planning a grand opening and ribbon-cutting event later this summer.
- **Pine Tree Center (2137 Division St N):** Code enforcement has continued to speak with the owner regarding ongoing issues with this property. The owners will be putting the building back up for sale. City staff met with a broker they had hired, and they were looking for information as to what uses or development the City might like to see there. Staff stated they would like to see businesses at this location; however, it sounds like the owner and broker are looking more into the redevelopment of the site into townhomes. Representatives of the Pine Tree Center were invited to today's meeting and were asked to use the City as a resource.
- **City-owned Lot at 2579 7<sup>th</sup> Ave E:** The City got a call from someone who has interest in this lot. This person is currently on vacation and will be back soon. Hopefully there will be more to

come on that.

- **Community Center Update:** The City hired EAPC Architects/Engineers to complete a feasibility study of the Community Center. They will provide an update to City Council at the upcoming City Council Workshop on June 17, 2025. There is a signup sheet on the city website to get updates on this project.
- **Downtown Design Manual:** Roberts and the Planning Commission have been looking at the Downtown Design Manual for inconsistencies and necessary updates. The Planning Commission will continue these discussions in the meetings ahead.

B. EDA Member Updates

Nath stated there are a lot of commercial developers slowing down at the moment, and there is a large saturation of apartments. Anything built from the ground up has been slow. Some bigger commercial spaces are being left vacant, and that is a challenge for the owners as it costs a lot of money to heat, cool and maintain. Rental townhomes have a lot of appeal today.

Gogra stated that the financial sectors are making decisions not to finance commercial development at this time. If money is not coming in, development slows down.

Matthews stated he has been spending time comparing North St. Paul's size to other cities and seeing how other similar cities generate revenue. One thing that he noticed is youth sports. Similar sized cities have been tapping into the private sector of sports. With youth sports, the private sector drives everything and is a tremendous revenue generator for cities. Matthews indicated the City has great infrastructure for baseball and softball facilities, and they should be packed every weekend. This would drive additional traffic into downtown North St. Paul and other local businesses. McKenzie stated that the City could let a private group come in to operate their sports programming. Monge stated that Maplewood currently partners with RevSports, who uses the city fields but takes care of everything involved with them.

Bramscher stated that he has been wondering about the broken clock on the K&J Catering building at 2544 7<sup>th</sup> Ave E. Since this is a very prominent location in North St. Paul, an updated working clock would be nice to see.

**VIII. ADJOURNMENT**

President Monge requested a motion to adjourn the meeting.  
M/McKenzie, S/Matthews to adjourn the meeting at 4:48PM.  
Motion carried 7-0.

**The next regularly scheduled Economic Development Authority meeting is Tuesday, September 9, 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)