



**Economic Development Authority  
Regular Meeting Minutes  
Tuesday, September 9, 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

Absent

Andrew Nath, Member

Peter Gagliardi, Member

Peter Gogra, Member

Absent

Dave McKenzie, Member/Council Representative

**Staff/Ex-Officio Members**

Brian Frandle, Executive Director

Ken Roberts, Community Development Director

Chris Cherne, Secretary/Assistant Treasurer

Dan Winek, Finance Director

**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 June 10, 2025, Meeting Minutes**

President Monge requested a motion to approve the June 10, 2025, meeting minutes.

M/Nath, S/Matthews.

Motion carried 5-0.

**V. MEETING OPEN TO THE PUBLIC**

There were no public comments.

**VI. EDA DISCUSSION AND ACTION ITEMS**

**A. EDA 2026 Preliminary Budget**

Finance Director Winek presented the 2026 Preliminary Budget to the Economic Development Authority. Winek walked the EDA through the current financial information for the EDA. On the expenditures side, personnel are the only expenditures. The EDA looks to be in a good financial position. Unless there are huge new needs coming up, we are looking at the preliminary 2026 EDA budget staying at the same levy at \$200,907, the same as 2025.

The budget is in line with what the 2025 budget was, except the personnel services decreases due to past agreements with the EDA to decrease the salary allocation of the Community Development Director position. With the 2026 preliminary budget, the allocation for that position continues to decrease from 40% to 30%. Winek asked if there are any questions on the proposed 2026 EDA budget.

The EDA discussed the contractual services allocated budget. Monge asked what parcels are currently owned by the EDA. Winek stated there is a small triangle parcel at the corner of 7<sup>th</sup> Ave E and McKnight that is owned by the EDA. Monge asked if there is any land transfer that could happen.

President Monge asked for a motion to recommend approval of the 2026 EDA Preliminary Budget.

M/Nath, S/Matthews

Motion approved 5-0.

**B. Community Center Land Future Discussions**

Frandle stated the City received grants to conduct a feasibility study for the Community Center. After looking at the numbers and grant terms, it was ultimately decided by the City Council to turn the grant money down but ask for a redirect of the money to a new water tower. There are different ideas and options available. There was interest in somebody potentially buying the Community Center. The concern is that the library is still located in the Community Center. There is big support in the community for the library. There are still 5 years left of the library's contract with the City. Does the City work to relocate the library or ensure they are a tenant for a new owner? There is a lot of money that needs to go into that building- heating over the winter, for example. If we can find another place for the library to move into that would be ideal, as there are many costs associated with the Community Center. Staff wanted to bounce this topic off the EDA to see if they have any ideas.

Monge stated he had a conversation with the head librarian after the vote. They talked about various things and wanted to reach out to the library itself but haven't been able to get anything scheduled until the end of September. Winek stated that the City Council discussed options for reallocation of the grant funds, options for Ramsey County Library, and options for the Community Center and site. The City Council thought the water tower would be a good reallocation of the grant funds. If there is something that can come out of this, that is a community benefit.

Nath stated that he likes the water tower idea. He does see land leases, but a negative he sees is that there is a commitment for decades, good or bad. There are many organizations who have sold over the years and regretted and bought back. Nath stated that we know there are not a lot of buyers out there for commercial space. If you sell it, you are going to lose a lot. Nath inquired about patching the Community Center and leasing it. Monge stated it could cost up to \$3 million just to make the building usable. Matthews stated the condition of the community center is too far gone. Matthews stated in the December meeting, everyone should bring 1 or 2 ideas for the future of the community center. Take a step back and brainstorm. Winek asked if the city was to sell the building, what would it be worth? Taking everything into consideration, what would the purchase price be? Roberts stated if the City is not going to take it, to tear it down and have a vacant development site is an option. Matthews stated it is probably worth more to tear it down. McKenzie stated it should be re-graded if demolished. Roberts stated one of the key questions for redevelopment will be what they will do for stormwater management.

## VII. UPDATES

### A. Staff Updates

Frandle provided the following updates:

- Article No. 7 is filled up and at capacity. In the front on the first level, they had 9 work/live units. They only have 1 business that's in the building, a photography place, but they don't live there.
- With the current Façade Improvement Program, the concept is to improve our Downtown area. We have had two successful applications for the Façade Improvement Program. Does the EDA want to expand the program? Would it be feasible to look to other areas and make them eligible? Nath asked if we could go back to the VFW to see if they can amend their application to conform to the requirements of the program. Frandle stated that we can have conversations. Frandle stated that one of the businesses he spoke to today stated they could use help with their sign. Matthews stated that signs could be looked at on a case-by-case basis. Monge stated that a lot of people downtown who have businesses own the building.
- Frandle stated Pine Tree Center indicated they have an interested party, perhaps townhomes, a gas station, or gas station with apartments.
- The Student Built House is complete and now on the market.

### B. EDA Member Updates

- There were no EDA member updates.

## VIII. ADJOURNMENT

President Monge requested a motion to adjourn the meeting.

M/Mathews, S/McKenzie to adjourn the meeting at 5:01PM.

Motion carried 5-0.

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