

MEETING AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 10, 2019
3:30 PM

North St. Paul City Hall – Sandberg Room

I. CALL TO ORDER

The meeting was called to order at 3:30 p.m.
All present recited the Pledge of Allegiance.

II. ROLL CALL

Robert Dew, Chair
Richard McNamara, Vice Chair
Tom Schifsky
Don Jensen, Treasurer
Terry Furlong, Council Representative
Scott Thorsen, Council Representative
Scott Duddeck, Executive Director

Staff/Guest: Olivia Boerschinger, Secretary; Brett Garry, Garry Insurance Center; Ling Becker, Director of Ramsey County Workforce Solutions

III. ADOPT AGENDA

The agenda was adopted by unanimous consent.

IV. CONSENT AGENDA

A. Approve minutes of July 9th, 2019 meeting

On motion by Mayor Furlong, seconded by Richard McNamara, with all present voting aye, motion carried to adopt the consent agenda consisting of the July 9th, 2019 meeting minutes.

V. MEETING OPEN TO PUBLIC

Note: This is a courtesy extended to persons wishing to address the Authority concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.

No members of the public were in attendance at this meeting.

VI. Strategic Initiatives and Projects

a. Ling Becker – Director, Ramsey County Workforce Solutions

Ms. Becker introduced herself and described her new role as the director of Ramsey County Workforce Solutions, overseeing three career force centers that provide workforce services and job training to businesses and residents in Ramsey County. The presentation explained WIOA workforce legislation, funding and state grants as well as services provided by each center. Ramsey County is currently working on addressing needs of different communities as suburbs often have different needs than more urban areas, working to become more collaborative with existing businesses and services and more accessible to those that need to access their services.

Ms. Becker pointed out that the center located in North St. Paul maintains job postings, provides resume help, and provides MN Trucking Association qualified training. Often communities and residents are not aware of the breadth of services offered. Ms. Becker stated she would like to collaborate with the City and local businesses more, promoting businesses in the Workforce Center lobby, the City promoting Center events and promoting the Open to Business program to help entrepreneurs.

b. 2019 Initiatives

i. Develop/Execute Business Retention Program

Chair Dew and City Manager Duddeck stated that there had been a plan for the BRE program from the previous meeting and it has not yet been fully executed. In the past there has been a dedicated staff person to help drive things forward and maintain progress. EDA members discussed updating the current BRE records form and promoting EDA and the Business Association more strategically. Members requested the list of businesses be recirculated and that members would work in pairs to complete visits. After completion, the goal is to review results to see trends and provide a summary report to Council as done previously.

Chair Dew then asked about the role of the EDA in the future, and how the EDA can add value and be a tool or opportunity used by the Mayor and City Council. Chair Dew and the Mayor will meet to revisit the charter and guide the direction of the EDA in the future while reviewing what has been completed in the past. Thorson mentioned that once the large development projects are complete, the City focus will be on redevelopment which requires a different approach and funding. Mayor Furlong suggests looking into the Lillie Newspaper building as potential for a redevelopment site. Richard McNamara suggests utilizing the great resources that Ms. Becker and the Ramsey County Careerforce Center can provide for residents and businesses.

c. Development Updates – City Manager Duddeck

Anchor Block South – M/I Homes held an open house, with townhomes now available for sale. The townhomes are on the Parade of Homes route. Homes will continue to be built and sold.

Anchor Block North – The City is close to finalizing purchase agreements for all three entities: gas station, storage facility, and apartments. The TIF agreement for the apartments has been received, and the bid for the grading work on the site is being opened next week. Curb cut approval has been received from the County, being both supportive and helpful.

Old City Hall – The development agreement will be finalized tomorrow. It has received a recommendation for approval from Planning Commission and will be heard at Council on 9/17. The dentist will move out of office as soon as their new build out is complete. One home on the lot has been demolished and the other will be moved and relocated to be used as the Student Build project this year. A tenant for the 3000 sq. ft. commercial/restaurant space has not been finalized.

2020 CIP – A feasibility study is being completed on potential road work projects. Area around Casey Lake and 7th St. are both proposed, simultaneously while working on the downtown development project.

17th & Delaware – A developer (Bruggeman) has come forward with a proposal for nine twinhomes at the site. Thorson discussed the Planning Commission meeting and community

feedback. Chair Dew question why the developer did not approach the EDA. Mayor Furlong reiterated the need for single-story townhomes.

Other – City Manager Duddeck met the new owner of Helping Hands. Owner was excited the building was move-in ready and purchased with cubes and office furniture remaining. There would be potential interest in purchasing in Oil Can Henry site to expand and hire additional employees.

Chair Dew inquired about the status or completion of Suite Living. City Manager stated the delays were due to contractor issues, not financial. The target completion is January.

- VII.** Treasurer Report – None.
- VIII.** Chair Report – None. (included in Development Updates)
- IX.** Mayor Report – None.
- X.** Reports from EDA Members – None.
- XI.** Future Business – None.
- XII.** Adjourn – Meeting was adjourned at 5:36pm.

Next Meeting: November 12th, 2019