

**MEETING MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
MARCH 10, 2020
3:30 PM**

North St. Paul City Hall – Sandberg Room
2400 Margaret Street

I. CALL TO ORDER

II. ROLL CALL

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

Staff/Guest: Olivia Boerschinger, EDA Secretary; Steve Dewald, Director of the Small Business Development Center at UW-River Falls

III. ADOPT AGENDA

The agenda was adopted by unanimous consent

IV. CONSENT AGENDA

A. Approve minutes of December 10, 2019 meeting

On motion by Tom Schifsky, seconded by Terry Furlong, with all present voting aye, motion carried to adopt the consent agenda consisting of the December 10th 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 the meeting.

VI. Strategic Initiatives and Projects

A. 3D Visualization of Redevelopment Areas

Scott Duddeck shared example videos of 3D visualization for other redevelopment areas and projects that have been completed. The visualizations provide an opportunity to see what development and street projects will look like, with great level of detail. Scott Duddeck shared that the visualizations provide a proactive approach before projects begin and can be a great marketing tool for redevelopment areas.

B. Anchor Commons Site Development Updates

Scott Duddeck reported the storage facility project proposal went through Planning Commission and City Council with approval. The purchase agreement is being finalized and the project is expected to take 10 months once started. Additionally, the four story apartment building on the site was recommended for approval at Planning Commission and is on the

agenda for City Council on March 17th. The proposed gas station on the site still does not have a signed purchase agreement, and will not begin construction until 2021. The project requires an industrial waste permit from MPCA and will take only 6 months to complete once finalized.

C. Commercial Property Code Compliance

The City is currently seeing legal action. There has been no response from anyone regarding previous outreach and correspondence sent.

D. Margaret Street Redevelopment Site

It was reported that this project is ready to begin as soon as possible. Financing for the street work around the building site is being finalized as the estimate has increased. The project will take roughly a year to construct. The street project would include sidewalks in front of the new project, and addition of new diagonal parking stalls along downtown including in front of the Post Office and old Lillie News building.

E. Community Center Sale Process

A volleyball group has expressed interest in purchasing the building, they have continued to lease the building with the intent to purchase. Scott Duddeck asked EDA members for discussion regarding the potential sale of the building, including considering an RFP process for the sale.

F. Suite Living Project Update

Scott Duddeck reported the construction and building inspections are nearly finalized. Recently project teams have been working closely with building officials to reach code and completion.

G. Former BP Station Purchase Update

The City has begun the purchase process for the property. The closing has not occurred as soil conditions and deed restrictions are causing a delay. A release from BP is underway.

H. Uptown Commons Project Update/ I. 7th Ave. Street Projects

Scott Duddeck reiterated the update from Margaret Street Redevelopment site. The construction and street project will begin in the spring of 2020 starting on 7th Avenue from 1st Street North to 3rd Street North with the Uptown Commons project coinciding with the street work.

J. Property Sales / New Businesses

A brief update from Scott Duddeck included the listing of the Lillie News building being placed on the market. Additionally, an Adult Day Care business has interest in the K&J properties that are up for sale.

K. Executive Director Report - None

L. Treasurer Report - None

M. Chair Report – Absent, none.

N. Mayor Report – None

O. Reports from EDA Members – None.

P. Future Business

City Staff will work with Ramsey County to have a representative present at the next meeting to revisit the Façade Improvement Program the City has offered in the past.

Q. Adjourn

On motion by Tom Schifsky, seconded by Terry Furlong, with all present voting aye, motion carried to adjourn at 5:03pm.

Next Meeting: May 12th, 2020

