

**CITY OF NORTH ST PAUL
ECONOMIC & DEVELOPMENT AUTHORITY
MEETING MINUTES**

March 9, 2021

3:00 p.m.

The March 9, 2021 meeting was held via Zoom and complied with all requirements of Minnesota State Statute 13D.021.

Due to the Governor's Emergency Declaration, the Mayor has determined that in-person meetings during this pandemic are not practical or safe. All meetings of the City Council and other City-governed boards and commissions will be held by telephone or other electronic means until further notice. (Minn. Stat. 13D.021)

I. CALL TO ORDER

Chair Robert Dew called the meeting to order at 3:00 p.m.

II. ROLL CALL

Robert Dew, Chair
Kevin Fuller, Vice Chair - excused
Don Jensen, Treasurer - absent
Tom Schifsky, Commissioner
Archie Vickerman, Commissioner
Terry Furlong, Mayor
Scott Thorsen, Council member
Scott Duddeck, Executive Director
Brett Garry, Business Association Representative - excused

Staff: Kari Erpenbach/Lisa Ritchie

III. ADOPT AGENDA

Agenda Adopted

IV. CONSENT AGENDA

No minutes from the January meeting

Executive Director Duddeck introduced Lisa Ritchie to the EDA. Lisa is a long-time resident and has recently joined the City staff as an Administrative Assistant.

V. MEETING OPEN TO THE PUBLIC

No members of the public

VI. AUTHORITY BUSINESS AND ACTION ITEMS

A. Restaurant Financial Grant

Executive Director Duddeck proposed possibility of offering financial assistance as a way to attract restaurants to the downtown of North St. Paul.

Mayor Furlong confirmed that he has had conversations with well-known local restaurants owners that indicated they look for incentives offered by cities when looking to open in a new location.

Chair Dew stated that two things come to mind that should be considered. 1 – He would like industry data or the ability to have a consultation to understand the state of the restaurant industry with COVID and what is projected for the future. 2 – What have other cities (possibly Osseo or Oakdale) done for incentives? It would be beneficial to learn from others.

Executive Director Duddeck indicated the incentive could come directly through a build out with the builder or possible financial assistance from the EDA in terms of an investment.

Mayor Furlong stated established restaurants are currently being hit hard but long term, the outlook should be favorable. He stated the restaurant we are looking at would be a good fit for North St. Paul.

Commissioner Thorsen inquired if the city has been soliciting restaurants to fill the new space downtown.

Chair Dew stated that conversations have happened naturally but nothing formal has been put in place.

Executive Chair Duddeck stated that is has been part of the design for a restaurant to occupy a portion of the new downtown space.

Commissioner Thorsen's concern is the possibility of missing out on the one that doesn't require an incentive and/or financial assistance and cautions of getting into offering financial support.

Executive Director Duddeck stated that for years we have been trying to get sustainable restaurants into town.

Chair Dew mentioned the concept of letting market drive this or we can have an influence in the development and the risk of not getting involved is we could end up with a business that isn't beneficial to the community as a whole.

Mayor Furlong listed 3 businesses have either come to the table or have had conversations regarding opening an establishment in town.

Chair Dew referenced the recent build out in St. Louis Park and the opportunity to learn from others. He suggested, "We should be prepared to determine what we will offer." Also inquiring whether or not it makes sense to discuss what's ideal for moving forward with potential engagement.

Commissioner Thorsen agreed that it will help to get the conversation started and emphasized the importance of being consistent as well as transparent and open about their doings.

It was noted that a sub-committee could meet to discuss and determine what's acceptable/ideal for both the city as well as the EDA. Also noting the importance of moving quickly. There was discussion on the possibility of a hosting a closed meeting to come to a resolution. Commissioner Thorsen commented on the importance of following the proper protocol.

B. Proposed Updated Flood Map

Per Executive Director Duddeck, FEMA is putting out a new mapping proposal that could be detrimental to business. He reviewed some the local properties that would be impacted by this. The proposed new mapping could have an impact on future building as well as insurance costs.

Executive Director Duddeck stated a meeting has been proposed with the DNR and respective Watershed Districts to discuss the issue. Preliminary info has been requested.

Chair Dew suggests the EDA inject themselves as appropriate but is concerned about how much of an impact the EDA would actually be able to have. He would like an agenda item to be added to discuss where EDA would fit in.

C. Purchase of 2564 7th Avenue

Executive Director Duddeck stated this is complete and the documents are being recorded. There is a 6-month redemption period but there isn't a real concern. WSB should provide proposal for what this should be used for.

D. Commercial Property for Sale Update

- Former Oil Can Henry's – Not sold as the use didn't fit for potential buyer. Will come back on the market soon.
- Former Tap & Grill – Site needs clean up. May lead to court case as the demo was never completed.
- Former Lilly building – Potential redevelopment. Current sale price is \$800K + demo costs. Discussed possible redeveloped but majority agreed to hold off on the city purchasing this site.

E. Items from Council and Staff

- Commissioner Thorsen brought to the commissions attention that the city attorney reviewed the Open Meeting Law at the last workshop; reminding everyone that "it's all public".

VII. EXECUTIVE DIRECTOR REPORT

Development Updates -

- Downtown - project is moving right along. Concrete in garage ramp, roof to be complete by the end of the week, windows are soon to be installed. Weekly construction meetings will start next week.
- Anchor site – M&I Homes to be complete by year end. Anchor north site is moving along.
- Kwik-Trip is scheduled to start construction May 31st.
- Anchor View Apartments is in progress. Excavating and footings begin next week.
- 7th Street Townhomes – Underway, demo is done

- 7th Avenue – \$1,250,000 Grant for street reconstruction – no matching funds required.

VIII. TREASURER REPORT

No report was given

IX. CHAIR REPORT

No report was given

X. MAYOR REPORT

No report was given

XI. REPORTS FROM EDA MEMBERS

No report was given

XII. FUTURE BUSINESS

No report was given

XIII. ADJOURN

The meeting adjourned at 4:20 p.m.

There is a special meeting (joint between EDA and Planning commissions) scheduled for March 18th at 6:30 p.m.

The next quarterly EDA meeting is scheduled for April 13th, 2021 at 3:00 p.m. (90 mins)

The next regular EDA meeting is scheduled for May 11th, 2021 at 3:00 p.m.