

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

July 13, 2021

3:00 p.m.

The July 13, 2021 meeting was held in the Sandberg Room at City Hall and via Zoom, and complied with all requirements of Minnesota State Statute 13D.021.

I. CALL TO ORDER

Chair Robert Dew called the meeting to order at 3:02 p.m.

II. ROLL CALL

Robert Dew, Chair
Kevin Fuller, Vice Chair
Don Jensen, Treasurer
Tom Schifsky, Commissioner
Archie Vickerman, Commissioner
Terry Furlong, Mayor
Tim Cole, Council Representative
Brett Garry, Business Association Representative – absent
Brian Frandle, City Manager

Staff, Lisa Ritchie

III. ADOPT AGENDA

Agenda Adopted

IV. CONSENT AGENDA

Motion to adopt consent agenda by Commissioner Vickerman, and seconded by Commissioner Jensen, with all present voting aye. Motion carried to adopt the June 13, 2021 Consent Agenda.

V. MEETING OPEN TO THE PUBLIC

No members of the public

VI. AUTHORITY BUSINESS AND ACTION ITEMS

A. Redevelopment Master Plan Update/Review

Per Robert Dew, the Redevelopment Master Plan (RMP) was adopted in 2012 by EDA, Planning Commission and City Council. It is a guiding document that has specific plans for the development of the city. The RMP is not currently being utilized. Robert Dew suggested the Economic Development Authority should either agree to use this or scrap it. If it is decided to be used, it should be updated. Updating should be fairly easy and emphasize the businesses that the EDA wants to attract.

Kevin Fuller stated that the EDA can only control the properties the city owns and isn't in agreement with spending money on something that can not be controlled by the EDA.

Robert Dew stated that it is not an iron clad plan. He has had conversations with developers inquiring about the EDA's vision was for the city.

Kevin Fuller pointed out there were large businesses in the plan but that is not the reality.

Terry Furlong stated that "Our vision was a great plan but the reality is that it didn't pan out the way we hoped".

Robert Dew commented that "We are not that far off from our plan in terms of housing" and Kevin Fuller agreed.

Robert Dew had spoken with Morgan Dawley (contracted city engineer) and was told WSB would be the right firm to update the plan specifying the types of businesses that make sense.

Archie Vickerman inquired about the intent of reviewing the plan. And Robert Dew indicated that the RMP states that it is a living document and as things change, it should be updated as the Comp Plan legally needs periodic updates.

Kevin Fuller suggested getting a quote from WSB to update the Redevelopment Master Plan.

Robert Dew stated that Morgan will be at the joint EDA and Planning Commission meeting scheduled for July 15, 2021 to speak of the importance of the plan. Dew doesn't think that they will come to a consensus at the meeting but the intent is to get things started on this.

Robert Dew asked if there were any more thoughts on this. There were none.

Terry Furlong inquired whether or not Robert had any conversations with Elaine Barton (Chair of the planning commission). Robert said that he had and Elaine didn't get the sense that the RMP is referenced but the Comp Plan is. The planning commission references the Comp Plan and Zoning Code in their decision-making process.

Don Jensen indicated that he is in favor of updating the plan as a lot has changed since 2012.

Robert Dew stated that businesses coming in do not "have" to be approved.

Kevin Fuller inquired about the status of the Lilly building. In response, Don Jensen stated that his father in-law owns that building so Don tries to stay out of it.

Don Jensen stated the EDA should identify locations to facilitate, evaluate to determine an appropriate fit for the location. When the plan is executed and the building is for sale, the EDA should solicit an appropriate business.

Robert Dew asked the EDA to review the RMP and get back to him with their opinion on updating the RMP. A group would be needed for moving forward with the update.

B. Downtown Parking Needs

Robert Dew lead the conversation asking, "Where are we and how much do we need to elevate the issue? How are we circulating people from the restaurant and biking?"

Tom Schifsky stated that downtown parking has always been an issue. The lot behind FKA: K&J Catering is in dire need of repair.

Terry Furlong stated that Morgan Dawley is currently working on a plan and maybe this could go into the plan.

Robert Dew stated the city purchased property 2564 7th (with an upcoming redemption date of 8/22/2021) was supposed to be public use as a connection for people to get to 7th.

Tom Schifsky commented that the city lost parking with the addition of the new apartments on 7th.

Don Jensen questioned “How far are we going to make people walk... 2-3 blocks? While Tom Schifsky stated that’s okay until winter comes and then 2-3 blocks may not be acceptable.

It is the EDA’s responsibility to decide what the authority will take on.

Robert Dew stated, “We aren’t trying to solve a parking issue. We are spending money to get a restaurant in; we need to be able to accommodate.

Archie Vickerman stated, “Per Tom and Kevin’s statement, I agree that we’ve lost a lot of parking.”

Terry Furlong stated that some was gained back by restriping the street.

Kevin Fuller suggested implementing signs stating: Business Parking Only, which would force residents to park behind and across the street. As well as implementing signage for public parking.

Archie Vickerman pointed out that there are currently signs in place that aren’t being used/followed.

Terry Furlong said to identify the problem and bring it to the capital improvement plan so it can be prioritized. Also commenting that the project (parking lot behind FKA: K&J Catering) will be bigger than an overlay.

Brian Frandle stated that the board post-phoned this project until next year but confirmed the city will still be eligible for the grant funding.

Circling back to the upcoming joint EDA & Planning Commission meeting, Robert Dew stated that the planning commission will be cautious on saying what they can and can’t do and the discussion will be at a high level. The planning commission gets an enormous amount of pedestrian conversation, but emphasized the importance of prioritizing parking.

Archie Vickerman inquired whether or not the planning commission is in support of the EDA and emphasized the importance to be supportive of each other.

Terry Furlong commented on each commission having their own roles.

Don Jensen inquired on a study/analysis for parking needs. 70 overflow parking spots for the apartments and 140 seat restaurants could easily be over 100 cars. And on auction or car show night, there are even more cars.

Robert Dew stated that Morgan Dawley would be speaking on this at the upcoming joint EDA & Planning Commission meeting.

Brian Frandle stated the CIP (Capital Improvement Plan) is currently budgeted for \$25,000 and the CIP is on the agenda for the next council meeting.

VII. EXECUTIVE DIRECTOR REPORT

No report was given

VIII. TREASURER REPORT

No report was given as financials have not been received in a very long time.

IX. CHAIR REPORT

Robert Dew indicated he would create a draft regarding the need for downtown parking.

X. MAYOR REPORT

Terry Furlong stated that staff worked with the city attorney on a \$125,000 grant as a business incentive for the new restaurant in the apartments.

(on a side note, commented on the fact that the people that are establishing The Brother’s Eatery thought they were contracting for the entire location, not just the FKA: Subway side of the building.)

Terry stated the city attorney advised for a Business subsidy letter compliant with statute for the business incentive.

There is no public hearing needed for the business subsidy as the amount being offered is less than \$150,000.

Terry also mentioned the number of car show attendees walking the street with alcoholic beverages in hand is significantly increasing. This is a liability for the city as well as bar owners and the car show association. Because of this, there is a need and it was determined to rope off the patio areas and post signs stating where drinks are allowed.

Archie Vickerman voiced a concern about how this will be policed?

XI. REPORTS FROM EDA MEMBERS

Robert Dew introduced Tim Cole and apologized for not doing so earlier.

Terry Furlong stated that Tim will be a great asset to the EDA due to his business background.

XII. REPORTS FROM STAFF

Lisa Ritchie stated per the request from the previous meeting, the redemption date for the 2564 7th Avenue property is August 22, 2021 and the job descriptions of the people who had previously supported Eda are attached in the meeting packet.

XIII. FUTURE BUSINESS

No report was given

XIV. ADJOURN

The meeting adjourned at 4:11 p.m.

There is a special meeting (joint between EDA and Planning commissions) scheduled for July 15 at 6:30 p.m.

The next EDA meeting is scheduled for August 10, 2021 at 3:00 p.m.