

City of South St. Paul

Economic Development Authority Agenda

Monday, December 4, 2023

IMMEDIATELY FOLLOWING THE CONCLUSION OF THE 7:00 P.M. MEETING OF THE
City Council

1. CALL TO ORDER:

2. ROLL CALL:

3. AGENDA:

A. Approval of Agenda

Action – Motion to Approve

Action – Motion to Approve as Amended

4. CONSENT AGENDA:

All items listed on the Consent Agenda are items, which are considered to be routine by the Economic Development Authority and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

A. EDA Meeting Minutes of November 6, 2023

B. Approval of Satisfaction of Mortgage – Applicant #933

C. Approval of Satisfaction of Mortgage – Applicant #933A

5. ITEMS FOR FUTURE FOLLOW-UP:

General communications of the President and Commissioners are provided and may be considered for inclusion on a future agenda. There will be no discussion or decisions made related to these items at this meeting.

6. ADJOURNMENT:

Respectfully Submitted,



Ryan Garcia, EDA Executive Director

MINUTES OF
THE ECONOMIC DEVELOPMENT AUTHORITY
CITY OF SOUTH ST. PAUL
DAKOTA COUNTY, MINNESOTA

Regular Meeting
November 6, 2023
City Hall Council Chambers, 125 3rd Avenue North, South St. Paul, MN 55075

1. CALL TO ORDER

The Regular Meeting of the South St. Paul Economic Development Authority was held on November 6, 2023, in the Council Chambers of City Hall, 125 3rd Avenue North, South St. Paul. President Francis called the meeting to order at 8:12 PM.

2. ROLL CALL

Members Present: President Francis, Commissioners Bakken, Hansen, Kaliszewski, Podgorski, Seaberg and Thompson.

Members Absent: None

Staff Present: EDA Executive Director Ryan Garcia, City Clerk Deanna Werner, City Attorney Amanda Johnson

3. AGENDA

Motion/Second: Commissioner Kaliszewski moved, and Commissioner Thompson seconded approval of the agenda.

Vote: 7 ayes / 0 nays, motion carried.

4. CONSENT

A. EDA Meeting Minutes of October 2, 2023

Motion/Second: Commissioner Kaliszewski moved, and Commissioner Hansen seconded approval of the consent agenda.

Vote: 7 ayes / 0 nays, motion carried.

5. PUBLIC HEARING

A. Approving the Sale of Property at 110 Bridgepoint Court to Binder & Binder, LLC and Authorizing the Execution of Development Agreement, Resolution 2023 – 12.

Motion/Second: Commissioner Seaberg moved, and Commissioner Hansen seconded approval Resolution 2023-12, approving the sale of the property at 110 Bridgepoint Court to Binder & Binder, LLC, and authorize the execution of a development agreement.

Vote: 7 ayes / 0 nays, motion carried.

6. GENERAL BUSINESS

A. Approval of Second Amendment to Parking Lease (The Drover).

Motion/Second: Commissioner Bakken moved, and Commissioner Podgorski seconded approval of Second Amendment to Parking Lease (The Drover).

Vote: 7 ayes / 0 nays, motion carried.

B. Gap Loan – Black Sheet Coffee LLC, Resolution 2023 -13.

Motion/Second: Commissioner Hansen moved, and Commissioner Bakken seconded approval of Resolution 2023-13.

Vote: 7 ayes / 0 nays, motion carried.

7. ITEMS FOR FUTURE FOLLOW-UP:

General communications of the President and Commissioners are provided and may be considered for inclusion on a future agenda. There will be no discussion or decisions made related to these items at this meeting.

8. ADJOURNMENT:

Motion/Second: Commissioner Kaliszewski moved, and Commissioner Podgorski seconded the motion to adjourn the meeting at 8:45 PM.

Vote: 7 ayes / 0 nays, motion carried.



EDA Agenda Item Report

Date: December 4, 2023

EDA Executive Director: 

4-B

Agenda Item: Approval of Satisfaction of Mortgage – Applicant #933

Action to be considered:

Through Consent, motion to approve Resolution No. 2023 - 14

Overview:

Applicant #933 received an HRA rehabilitation loan of \$5000.00 in 2009, with a mortgage recorded at that time. The mortgagee recently paid back the loan in full, thus satisfying the mortgage. Therefore, the EDA is advised to approve Resolution No. 2023 - 14, which will authorize the designated officers of the City's Housing and Redevelopment Authority to execute all necessary documentation required to record the Satisfaction of Mortgage.

Funding Sources and other fiscal considerations: N/A

South St. Paul Economic Development Authority
Dakota County, Minnesota

RESOLUTION NO. 2023 – 14

WHEREAS, the City Council transferred all administration of the South St. Paul Housing and Redevelopment Authority (HRA) programs to the South St. Paul Economic Development Authority (“EDA”) by City Council Resolution 2015-197; and

WHEREAS, one of those programs was a rehabilitation loan program, for which there are several outstanding loans; and

WHEREAS, the South St. Paul Housing and Redevelopment Authority of the City of South St. Paul, Minnesota issued a mortgage to Applicant #933 in the amount of \$5,000.00.

WHEREAS, such mortgage recorded on December 9, 2009, in Dakota County has been satisfied in full by the applicant;

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of the City of South St. Paul that:

1. The EDA shall secure the signatures of the appropriate representatives of the HRA to execute the required documents to satisfy the loan and mortgage.

Adopted this 4th day of December, 2023

President, James P. Francis

Executive Director, Ryan Garcia



EDA Agenda Item Report

Date: December 4, 2023

EDA Executive Director: _____

[Handwritten signature]

4-C

Agenda Item: Approval of Satisfaction of Mortgage – Applicant #933A

Action to be considered:

Through Consent, motion to approve Resolution No. 2023 – 15

Overview:

Applicant #933A received an HRA rehabilitation loan of \$8,200.00 in 2010, with a mortgage recorded at that time. The mortgagee recently paid back the loan in full, thus satisfying the mortgage. Therefore, the EDA is advised to approve Resolution No. 2023 - 15, which will authorize the designated officers of the City's Housing and Redevelopment Authority to execute all necessary documentation required to record the Satisfaction of Mortgage.

Funding Sources and other fiscal considerations: N/A

South St. Paul Economic Development Authority
Dakota County, Minnesota

RESOLUTION NO. 2023 - 15

WHEREAS, the City Council transferred all administration of the South St. Paul Housing and Redevelopment Authority (HRA) programs to the South St. Paul Economic Development Authority (“EDA”) by City Council Resolution 2015-197; and

WHEREAS, one of those programs was a rehabilitation loan program, for which there are several outstanding loans; and

WHEREAS, the South St. Paul Housing and Redevelopment Authority of the City of South St. Paul, Minnesota issued a mortgage to Applicant #933A in the amount of \$8,200.00;

WHEREAS, such mortgage recorded on September 30, 2010, in Dakota County has been satisfied in full by the applicant;

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of the City of South St. Paul that:

1. The EDA shall secure the signatures of the appropriate representatives of the HRA to execute the required documents to satisfy the loan and mortgage.

Adopted this 4th day of December, 2023

President, James P. Francis

Executive Director, Ryan Garcia