

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

Regular Meeting
October 4, 2021
City Council Chambers – South St. Paul City Hall

1. CALL TO ORDER

The Regular Meeting of the South St. Paul Economic Development Authority was held on October 4, 2021 in the South St. Paul City Council Chambers. President Francis called the meeting to order at 7:21 p.m.

2. ROLL CALL

Members Present: President Francis, Commissioners Bakken, Dewey, Hansen, Seaberg, and Kaliszewski. Commissioner Podgorski was absent.

Staff Present: EDA Executive Director Ryan Garcia, City Administrator Joel Hanson, and Legal Counsel Pete Mikhail.

3. AGENDA

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

Motion carried 6 ayes / 0 nays

4. CONSENT

- A. EDA Meeting Minutes of September 7, 2021
- B. Authorize Application to the Livable Communities Tax Base Revitalization Account, Resolution 2021 – 26
- ~~C. Authorize Application to the DEED Contamination Cleanup Program, Resolution 2021 – 27~~

Mr. Garcia advised the EDA that based upon a discussion with the Minnesota Department of Employment and Economic Development about eligibility, Staff was requesting that Item 4-C be removed from the Consent Agenda entirely and no action be taken.

Motion/Second: Commissioner Bakken moved and Commissioner Seaberg seconded approval of the consent agenda as amended to remove and cancel Item 4-C for consideration.

Motion carried 6 ayes / 0 nays

5. PUBLIC HEARINGS

- A. Approval of Development Agreement and Public Hearing for the Conveyance of Property to Linn Diversified Investments, LLC, Resolution 2021 – 24

Mr. Garcia provided an overview of the proposed acquisition by Linn Diversified Investments, LLC., in partnership with Holiday Stationstores, to significantly renovate and redevelop the Kaposia Convenience Center and the adjacent vacant EDA-owned property at Southview Boulevard between 12th and 13th Avenues South.

President Francis opened the public hearing at 7:31 p.m. and invited the public to speak. There being no members of the public present at the meeting, President Francis closed the public hearing at 7:31 p.m.

Motion/Second: Commissioner Bakken moved and Commissioner Hansen seconded a motion to adopt Resolution 2021 – 24.

Motion carried 6 ayes / 0 nays

6. GENERAL BUSINESS

- A. Approval of a Tax Increment Financing Agreement with SSP QOZB LLC and SSP SPE II LLC for “The Backyards” Residential Development Project, Resolution 2021- 25

Mr. Garcia provided an overview of the proposed negotiated Tax Increment Financing Agreement for the Backyards residential project on Concord Exchange North. Commissioner Seaberg commented that he hoped that long-term maintenance of streetscape elements be considered as the improvements are implemented and that neighboring property owners be engaged to assure the streetscape does not become a nuisance or public safety concern in the future.

Motion/ Second: Commissioner Seaberg moved and Commissioner Kaliszewski seconded a motion to adopt Resolution 2021 - 25.

Motion carried 6 ayes / 0 nays

- B. Review of Bid Results and Consider Action to Approve Low Bid – 135 Grand Avenue East Demolition

Mr. Garcia discussed Staff’s support for proceeding with demolition of the vacant structure at 135 Grand Avenue. President Francis presented his concerns related to the qualifications and ability of the low bidder in light of the significantly lower bid price as compared to their competition. President Francis

expressed concern with the EDA's liability in the event that asbestos containing material, in particular, was not properly abated and disposed of. Mr. Garcia and Mr. Mikhail discussed the EDA's protections and potential exposure should the project proceed to Contract Award. Commissioner Seaberg inquired whether the item could be continued to a future date.

Motion/ Second: Commissioner Seaberg moved and Commissioner Kaliszewski seconded a motion to continue action on the Staff Recommendation to approve the low bid to an unspecified date, in order for Staff to provide the EDA with additional information about the low bidder's qualifications and the EDA's protections under contract.

Motion carried 5 ayes / 1 nays (Bakken)

- C. **CLOSED SESSION:** Closed Session pursuant to Minnesota Statutes § 13D.05, Subd. 3(c) to develop or consider offers for the purchase of real property adjacent to Grand Avenue and an unopened road right of way at Pitt Street

Motion/ Second: Commissioner Hansen moved and Commissioner Dewey seconded a motion to move into Closed Session pursuant to Minnesota Statutes § 13D.05, Subd. 3(c) to develop or consider offers for the purchase of real property adjacent to Grand Avenue and an unopened road right of way at Pitt Street.

Motion carried 6 ayes / 0 nays

7. FUTURE FOLLOW-UP

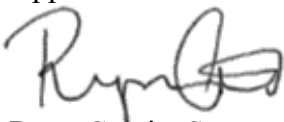
There were none.

8. **ADJOURNMENT**

Motion/ Second: Commissioner Kaliszewski moved and Commissioner Hansen seconded the motion to adjourn the meeting at 8:17 p.m.

Motion carried 6 ayes / 0 nays

Approved:



Ryan Garcia, Secretary