

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

Regular Meeting
January 7, 2019
City of South St. Paul Council Chambers

1. CALL TO ORDER

Chair Francis called the meeting to order at 7:12 P.M.

2. ROLL CALL

Members Present: President Francis, Commissioners Dewey, Flatley, Forester, Hansen, Kaliszewski and Seaberg.

Staff Present: EDA Executive Director Ryan Garcia, City Administrator Joel Hansen, City Clerk Christy Wilcox and Legal Counsel Kori Land.

3. AGENDA

Motion/Second: Commissioner Seaberg moved and Commissioner Flatley seconded approval of the agenda.

Motion carried 7 ayes / 0 nays

4. CONSENT

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

- A. EDA Minutes of November 5, 2018
- B. EDA Special Meeting Minutes of December 10, 2018
- C. Approval of Satisfaction of Mortgage – Resolution No. 2019-1
- D. Approval of Satisfaction of Mortgage - Resolution No. 2019-2
- E. Approval of Satisfaction of Mortgage – Resolution No. 2019-3
- F. Approval of Satisfaction of Mortgage – Resolution No. 2019-4
- G. Approval of First Amendment to Contract for Private Redevelopment – 150 3rd Avenue South

Motion carried 7 ayes / 0 nays

5. PUBLIC HEARING

A. Approval to Sell 159 9th Avenue North to Ponce Construction LLC – Resolution 2019-5

President Francis opened the public hearing.

Mr. Garcia explained Ponce Construction LLC is proposing to build a 2,000 square foot finished single family home on the property at 159 9th Avenue North in accordance with Rediscover South St. Paul standards. Mr. Garcia added the builder submitted revised building plans today that meet the City Planner's conditions that include meeting the front setback and include brick on the front face of the structure. The Planner was not available to review the plans prior to the meeting. After the plans are approved a closing will be scheduled.

Commissioner Seaberg noted the challenges of the property with regard to the slope and existing utility structures and believes the plan presented is the best configuration given the circumstances. Discussion ensued regarding the front setback of the properties on the block. Mr. Garcia stated the average setback on the block is 23-25' with the exception of 155 9th Avenue North which he estimated at 8'. The revised plans depict a front setback of 24' and a side setback of 9' from 2nd Street North for the 159 9th Avenue North property.

Commissioner Seaberg brought up the issue of the shared driveway with the property to the south. Mr. Garcia explained the builder will work with the adjacent owner on a shared access agreement that will be recorded with Dakota County. Commissioner Seaberg asked Mr. Garcia to follow up to make sure the document is recorded.

President Francis closed the public hearing.

Motion/Second: Commissioner Hansen moved and Commissioner Forester seconded the motion to approve Resolution 2019-5 authorizing the sale of 159 9th Avenue North to Ponce Construction LLC.

Motion carried 7 ayes / 0 nays

6. GENERAL BUSINESS

A. Limited Temporary Lease Agreement for EDA-Owned Property (DeLacy Automotive)

Mr. Garcia reported, as in past years, DeLacy Automotive has requested to utilize of a portion of EDA-owned property to the north of their auto sales and service business at 528 Concord Exchange South for special auto sale events from February, 2019 – February, 2020. Six events are proposed during the time period lasting for 8-12 days each occurring approximately every six weeks. Mr. Garcia noted the Planning Commission reviewed DeLacy's Interim Use Permit (IUP) application at their January meeting. The Planning Commission recommended approval with the Council considering the IUP on January 22, 2019. Should the Council approve the IUP, the lease agreement will be executed as presented and DeLacy will pay the EDA \$500 per event.

Commissioner Hansen asked if the number of events increased from previous years. Mr. Garcia responded previous agreements allowed for up to 6 sales events.

Commissioner Forester stated it was his understanding there is a proposal from a new owner to purchase the business and asked whether the lease would transfer to the new owner. Mr. Garcia explained the lease agreement would not go to the new owner without the consent of the EDA and assignment of the lease. The lease would be subject to the same terms and conditions.

President Francis noted the condition of the property and asked whether lot improvements are planned. Mr. Garcia responded there are no plans to improve the lot; however, the condition of the lot will be addressed with the retaining wall contractor.

Motion/Second: Commissioner Hansen moved and Commissioner Flatley seconded the execution of a limited and temporary lease agreement for the property on Concord Exchange South contingent upon approval of the IUP by the Council.

Motion carried 7 ayes / 0 nays

B. Election of Officers

Mr. Garcia reported the EDA Bylaws require annual appointment of officers. As the Bylaws state, the positions of President and Treasurer are to be held by the Mayor. Additionally, the positions of Assistant Treasurer and Secretary need not be held by a Commissioner.

Chair Francis invited nominations of Vice President.

Motion/Second: Commissioner Dewey moved and Commissioner Hansen seconded nominating Joe Forester as Vice President.

The positions of Assistant Treasurer and Secretary will be held by Michelle Pietrick and Edie Kleinboehl.

Motion carried 7 ayes / 0 nays

7. ITEMS FOR FUTURE FOLLOW-UP

Mr. Garcia noted the agenda item is an open forum where Commissioners have the opportunity to add items to future meeting agendas. There were no requests.

8. ADJOURNMENT

Motion/Second: Commissioner Forester moved and Commissioner Hansen seconded the motion to adjourn the meeting at 7:29 P.M.

Approved: February 4, 2019

Edie Kleinboehl