

1. Call to Order

President David Meisinger called the meeting to order at 5:00 p.m.

2. Roll Call

Present: President David Meisinger and Commissioners Dave Napier, Dick Vitelli, John Bellows, Ed Iago and Pat Armon. Com. Jenny Halverson had an excused absence.

Others: Executive Director Jim Hartshorn, City Manager Matt Fulton, Treasurer Joan Carlson, City Attorney Korine Land and Secretary Chantal Doriott.

3. Approve Agenda

Motion was made by Com. Armon and seconded by Com. Iago to approve the agenda as presented. All members present voted in favor. The motion carried.

4. Commissioner Comments

President David Meisinger thanked Executive Director Jim Hartshorn for the EDA recap of events update he sent out last Friday. The weekly update is new to commissioners and is appreciated.

5. New Business

5.a. Business Subsidy Request for Acquisition of 68 Moreland

Executive Director Jim Hartshorn gave an overview of the business subsidy request for acquisition of 68 Moreland Avenue, demolition of Signal Car Wash and construction of a new commercial building at 68 Moreland. The EDA will hold a Public Hearing and consider approval of the attached Business Subsidy agreement between the City of West St. Paul EDA and Liesenfeld Properties LLC.

Commissioner Comments:

- Without approval of the grant request we can't move forward. We need to approve the subsidy as these funds are helping to purchase 68 Moreland.
- The redevelopment cost will be approximately \$150.00 sq. ft.
- The EDA has a preliminary development agreement with Venture Pass Partners to the end of April 2016. If the developer can't move forward with a project or the EDA decides not to work with them – then the EDA has first right of refusal. The EDA would pay the

developer what they paid for the Maaco building. Any project would come before Commissioners for approval.

- It is the developer's intent to acquire other parcels from Wentworth to the Blockbuster site. The whole project would consist of the 4+ acre site to develop all of this property.
- He has a verbal agreement on Amoco and has had discussions with Battery Plus.
- Construction design of the building would come through standard channels but not through EDA.
- The owner of the business will be moving into the new building and contributing his own funds for the project.
- Sequence of operation will lead to no loss of business time.
- Treasurer Joan Carlson said staff has been meeting with Stacie Kvilvang, Ehlers, Inc., for a funding plan for this particular project and other projects. There is a county grant and funds from TIF 1-1 District. We are in a good position.

Public hearing opened at 5:10 p.m.

No one was present.

Public hearing closed at 5:10 p.m.

Motion was made by Com. Iago and seconded by Com. Vitelli to approve the business subsidy agreement between the City of West St. Paul EDA and Liesenfeld Properties LLC as presented. All members present voted in favor. The motion carried.

Motion was made by Com. Napier and seconded by Com. Armon to approve the amended development agreement with Venture Pass Partners as presented. All members present voted in favor. The motion carried.

6. Old Business

There was no old business to discuss.

7. Adjourn

Motion was made by Com. Napier and seconded by Com. Armon to adjourn the meeting at 5:12 p.m. All members present voted in favor. The motion carried.

Chantal M. Doriott
Secretary
West St. Paul EDA