

**City of West St. Paul  
Economic Development Authority Minutes  
April 27, 2020**

**1. Call to Order**

President Napier called the meeting to order at 7:43 p.m.

**2. Roll Call**

Present: President Dave Napier  
Commissioners Wendy Berry, Lisa Eng-Sarne,  
Anthony Fernandez, John Justen, Bob Pace and Dick Vitelli

Absent: None

Also Present: City Manager Ryan Schroeder  
City Attorney Kori Land  
Community Development Director/Executive Director Jim Hartshorn  
Finance Director Char Stark  
Human Resources Director Debra Gieseke  
City Clerk/Secretary Shirley Buecksler

**3. Adopt the Agenda**

Motion was made by Commissioner Vitelli and seconded by Commissioner Justen to adopt the agenda, as presented.

Vote: 6 ayes / 0 nays. Motion carried.

**4. Commissioner Comments**

Commissioner Berry recommended supporting our local restaurants at this time by getting take-out food.

Commissioner Eng-Sarne suggested purchasing local and told everyone to be safe.

Commissioner Justen recommended reaching out to your friends who are small business owners and make sure they're okay.

President Napier thanked the community for supporting our local restaurants and businesses. He recommended purchasing gift cards from local businesses.

## **5. EDA Consent Agenda Items**

Motion was made by Commissioner Pace and seconded by Commissioner Berry to approve the following items on the Consent Agenda, as presented:

A. Minutes of the April 13, 2020 Regular EDA Meeting

Vote: 6 ayes / 0 nays. Motion carried.

## **6. Public Hearings**

There were no public hearings.

## **7. New Business**

### **A. Thompson Oaks Redevelopment Project Phase II – Development Agreement**

Executive Director Hartshorn presented the Development Agreement for Thompson Oaks Redevelopment Project Phase II.

As phase II of the Thompson Oaks Golf Course redevelopment project, the developer (KTJ 339,LLC) is proposing to purchase 10 acres, along the eastern area of the former golf course for \$1,268,000. The developer proposes to construct 64 market-rate town homes. An abatement district will be created for nine years to cover the grant match. If we need additional funds to subsidize Oppidan or whomever, the district would need to be extended beyond the nine years or we reduce the land price. The developer will cover customary/normal development costs.

The developer will deposit \$20,000 for earnest money upon execution of the Development Agreement. They also shall provide an easement for the River-to-River Trail. Staff is applying for DEED grant funding to assist with mitigation costs. The Development Agreement will be an attachment of the grant application.

Mayor Napier encouraged everyone to go online and look at the drawing.

Motion was made by Commissioner Vitelli and seconded by Commissioner Berry to approve the Development Agreement and move this item forward.

Vote: 6 ayes / 0 nays. Motion carried.

## **8. Old Business**

There was no old business to discuss.

**9. Adjourn**

Motion was made by Commissioner Vitelli and seconded by Commissioner Justen to adjourn the meeting at 7:56 p.m.

All members present voted aye. Motion carried.

David J. Napier  
President  
City of West St. Paul