

**City of West St. Paul  
Economic Development Authority Minutes  
August 31, 2020**

**1. Call to Order**

President Napier called the meeting to order at 8:09 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  
City Clerk/Secretary Shirley Buecksler

Stacie Kvilvang, Senior Municipal Advisor – Ehlers, Inc.

**3. Adopt the Agenda**

Community Development Director Hartshorn recommended that Item 7C be moved to 7A, followed by the other items listed under New Business.

Motion was made by Commissioner Berry and seconded by Commissioner Eng-Sarne to adopt the agenda, as amended.

Vote: 7 ayes / 0 nays. Motion carried.

**4. Commissioner Comments**

Commissioner Pace said it's awesome to have developments coming before us and hope to see some ground movement and fill up some of these blighted properties.

Commissioner Berry agreed and said it is exciting to see a development like Roers coming in with wanting to do something for our community, such as the dog park. She would like to see more of this from developers.

Commissioner Eng-Sarne said the groundbreaking on Thursday was great to see the County Staff we've been working with on these items and to see this past the finish line. There has

been some comment about the level of development but it's important to note that each of these developments is different and meets a different need for the community. We were happy to see the workforce housing on Thursday and all the programming that goes along with that. The Signal Hills development is at the 60% AMI and Town Center I is market rate, so this all fits into a bigger picture that she is happy to see coming to life here.

Councilmember Justen asked Chief Sturgeon about the supply of masks. Chief Sturgeon said there is a full case of masks available. Any business owners or representatives of a West St. Paul business that would like masks, please stop by and we will get them a box.

Commissioner Vitelli echoed the other Commissioners about the exciting times in West St. Paul, including the River to River Trail, Hy-Vee, and the multitude of new apartments, which is exciting and will bring people to the city.

President Napier echoed that and said, if you look back at our planning that has been done over the years, there were a lot of studies. The Renaissance Plan, the Comprehensive Plan – everything we're doing fits in the way it was laid out, which says a lot for all the Council's since it started to now and the work they've done. We are accomplishing what the experts told us would work in this community. We followed the plan and it's working, so thank you to everyone for that.

President Napier said the loss of Perkins is a significant loss to our community. This was a family owned business for a long time and was a staple in our community. We are hopeful that something will come in there. Bakers Square is another one that has been there a long time. They both really filled the niche for a breakfast place and it's going to leave us a little short. We hope to fill this niche somehow.

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

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

- A. Financial Statement Through July 31, 2020**
- B. Minutes of April 27, 2020 Regular EDA Meeting**
- C. Minutes of April 27, 2020 EDA Work Session**
- D. Minutes of May 20, 2020 EDA Work Session**

Vote: 7 ayes / 0 nays. Motion carried.

## **6. Public Hearings**

- A. Roers – TIF Agreement, Development Agreement, Business Subsidy Hearing, and Sale of EDA Owned Land**

Stacie Kvilvang, Senior Municipal Advisor for Ehlers, Inc. provided information on this item for the Commission.

President Napier opened the Public Hearing at 8:29 p.m.

Hearing from no one wishing to speak, President Napier closed the Public Hearing at 8:30 p.m.

Motion was made by Commissioner Vitelli and seconded by Commissioner Fernandez to adopt Resolution No. 20-08 Approving Development Agreement and Sale of Property to Roers West St. Paul Apartments Owner LLC for Redevelopment Purposes.

Vote: 7 ayes / 0 nays. Motion carried.

Motion was made by Commissioner Vitelli and seconded by Commissioner Fernandez to adopt Resolution No. 20-09 Approving a Modification to the Redevelopment Plan for South Robert Street Redevelopment Project No. 1, Establishing the Town Center 1 TIF District Therein, Approving a Tax Increment Financing Plan Therefor, and Authorizing the Execution of a Development Agreement Related Thereto.

Vote: 7 ayes / 0 nays. Motion carried.

## **7. New Business**

### **C. Dominium – Approval of TIF District, Approval of TIF Agreement and Approval of Interfund Loan**

Stacie Kvilvang, Senior Municipal Advisor for Ehlers, Inc. provided information on this item for the Commission.

Commissioner Justen stated that he is not opposed to the proper use of TIF or the specifics of the project, but continues to object to our prevailing wage ordinance having been used to justify a significant increase in the TIF.

Motion was made by Commissioner Fernandez and seconded by Commissioner Vitelli to adopt Resolution No. 20-10 Approving a Modification to the Redevelopment Plan for South Robert Street Redevelopment Project No. 1, Establishing the Kmart TIF District Therein, Approving a Tax Increment Financing Plan Therefor, and Authorizing the Execution of Development Agreements Related Thereto.

Vote: 6 ayes / 1 nay – Commissioner Justen voted against. Motion carried.

### **A. Dakota County CDA Deposit Agreement for TIF Decertification**

Motion was made by Commissioner Vitelli and seconded by Commissioner Fernandez to approve the Dakota County Community Development Authority Deposit Agreement for TIF Decertification and approve of \$3,750 to cover the EDA's half of initial deposit.

Vote: 7 ayes / 0 nays. Motion carried.

**B. Wentworth Place HOA Easement Agreement**

Motion was made by Commissioner Fernandez and seconded by Commissioner Pace to approve the Wentworth Place HOA Easement Agreement.

Vote: 7 ayes / 0 nays. Motion carried.

**8. Old Business**

There was no old business to discuss.

**9. Adjourn**

Motion was made by Commissioner Justen and seconded by Commissioner Berry to adjourn the meeting at 8:43 p.m.

All members present voted aye. Motion carried.

David J. Napier  
President  
City of West St. Paul