

**City of West St. Paul  
Economic Development Authority Minutes  
February 28, 2022**

**1. Call to Order**

President Napier called the meeting to order at 7:12 p.m.

**2. Roll Call**

Present: President Dave Napier  
Commissioners Wendy Berry, Julie Eastman, Lisa Eng-Sarne,  
Robyn Gulley and John Justen  
Commissioner Dick Vitelli – virtual

Absent: None

Also Present: Executive Director Nate Burkett  
City Attorney Kori Land  
Assistant City Manager Dan Nowicki  
Community Development Director Ben Boike  
Public Works & Parks Director / City Engineer Ross Beckwith  
EDA Secretary Nicole Tillander

**3. Adopt the Agenda**

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

Vote: Justen – aye  
Eastman – aye  
Berry – aye  
Eng-Sarne – aye  
Gulley – aye  
Vitelli – aye  
Napier – aye  
7 ayes  
Motion carried.

**4. Commissioner Comments**

**5. EDA Consent Agenda**

Motion was made by Commissioner Eng-Sarne and seconded by Commissioner Vitelli to adopt the following items on the Consent Agenda:

A. Approve Minutes of the January 24, 2022 Regular EDA Meeting

- B. EDA Financial Update – January
- C. Joint Powers Agreement With The Dakota County Community Development Agency (CDA) For Contractual Services With The Metropolitan Consortium Of Community Developers (MCCD)

Vote: Eng-Sarne – aye  
Vitelli – aye  
Berry – aye  
Eastman – aye  
Gulley – aye  
Justen – aye  
Napier – aye  
7 ayes  
Motion carried.

## **6. Public Hearing**

### **7. New Business**

#### A. Thompson Oaks Redevelopment Phase II - Alternative Concept Plan Review

Community Development Director Ben Boike presented the alternative concept plan. EDA discussed this proposal in depth, some items from discussion are as follows:  
Could we make small changes and still continue with alternative concept plan?  
City Attorney advised could be breach of contract – was approved in November.  
Developer may not continue with Crawford Dr. project if this LOI is canceled.  
Cannot support alternative based on tax capacity and cost increase due to soil correction.  
Could we go back to the developer and ask for another plan?

There were three concepts considered in the end; the original plan as approved by the EDA in November 2021, the alternative plan as presented today, and Commissioner Vitelli’s plan to go to Bond Council and work toward a third idea where the City does the soil remediation.

No motion was made in support of the alternative concept plan. The original plan is approved; a vote is necessary for alternative plan approval or contract termination only.

Motion was made by Commissioner Vitelli to table the project and go back to discussions with the developer. There was no second. Motion dies.

Staff assures the President and EDA Commissioners they will continue working with the developer to end at an agreeable product.

## **8. Old Business**

### **9. Adjourn**

Motion was made by Commissioner Berry and seconded by Commissioner Eastman to adjourn the meeting at 8:07 p.m.

Vote: Berry – aye  
Eastman – aye  
Eng-Sarne – aye  
Gulley – aye  
Justen – aye  
Vitelli – aye  
Napier – aye  
7 ayes  
Motion carried.

David J. Napier  
President  
City of West St. Paul