

**City of West St. Paul
Economic Development Authority Minutes
December 12, 2022**

1. Call to Order

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

2. Roll Call

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

Absent: None

Also Present: Executive Director Nate Burkett
City Attorney Kori Land
Assistant City Manager Dan Nowicki
Police Chief Brian Sturgeon
Community Development Director Ben Boike
Finance Director Char Stark
EDA Secretary Nicole Tillander

3. Adopt the Agenda

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

Vote: 7 ayes / 0 nays. Motion carried.

4. Commissioner Comments

5. EDA Consent Agenda

A. Approve Minutes of the September 26, 2022 Regular EDA Meeting

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

Vote: 7 ayes / 0 nays. Motion carried.

6. Public Hearing

7. New Business

A. Resolution Authorizing Interfund Loan For The Purchase Of Certain Property (Hy-Vee Land)

Community Development Director Ben Boike presented the item, staff provides two options: approve resolution and proceed with interfund loan, purchase, bond sale and legislative action to acquire tax increment financing or allow purchase agreement to lapse.

Staff recommends authorizing the interfund loan in order to execute purchase agreement approved in August and close on the property on December 15, 2022. Goal is to sell the land for principle plus interest at no cost to the EDA/City of West St. Paul.

Commissioners shared views and concerns, some of which were as follows:

Commissioner Vitelli – allow the purchase agreement to lapse; overpromising to the City and overburdening; too risky for the taxpayers

Commissioner Justen – wants to deliver on our promise to the community which includes housing, public space, restaurants, amenities; if TIF doesn't go through, land can be sold in smaller pieces; this project is similar to the original Robert Street revitalization project

Commissioner Eastman – don't want large density housing without public improvements; believe we will find funding and project will benefit the City

Commissioner Berry – worth hanging on to the land, potential is worth the risk

Commissioner Gulley – support the purchase; no concerns regarding sale of property

Commissioner Eng-Sarne – keep taxpayer concerns at the forefront; take the risk and remain realistic on our goals

President Napier – not quite on board, concerns for financing

City Manager Burkett – worst case scenario would be the City picking up \$350,000 in bond payments after six years; Greco is still at the table, ready to be involved; balanced risk

Motion was made by Commissioner Justen and seconded by Commissioner Gulley to approve EDA Resolution No. 22-009 Authorizing an Interfund Loan for Advance of Certain Costs in Connection with the Purchase of Property as presented.

Vote: Justen – aye
Gulley – aye
Berry – aye
Eastman – aye
Eng-Sarne – aye
Vitelli – nay
Napier – nay
5 ayes, 2 nays
Motion carried.

8. Old Business

9. Adjourn

Motion was made by Commissioner Eng-Sarne and seconded by Commissioner Eastman to adjourn the meeting at 5:39 p.m.

Vote: 7 ayes / 0 nays. Motion carried.

David J. Napier
President
City of West St. Paul