

**City of West St. Paul  
Economic Development Authority Minutes  
December 8, 2025**

**1. Call to Order**

President Napier called the meeting to order at 8:13 p.m.

**2. Roll Call**

Present: President Dave Napier  
Commissioners Pat Armon, Wendy Berry, Lisa Eng-Sarne, Doug Fromm,  
Robyn Gulley, John Justen and Junior Commissioner Elise Moga

Absent: None

Also Present: Executive Director Nate Burkett  
Assistant City Manager Dan Nowicki  
City Attorney Pam Whitmore  
Police Chief Brian Sturgeon  
Community Development Director Ben Boike  
Finance Director Susan Earle  
EDA Secretary Nicole Tillander

**3. Adopt the Agenda**

Motion was made by Commissioner Berry and seconded by Commissioner Gulley to adopt the agenda as presented.

Vote: 7 ayes / 0 nays. Motion carried.

**4. Commissioner Comments**

**5. EDA Consent Agenda**

- A. Approve EDA Meeting Minutes of November 24, 2025
- B. Resolution Adopting a Modification to the Redevelopment Plan for Redevelopment Project No. 1 and a Tax Increment Financing District Plan for Tax Increment Financing District No. 1-6 (Greco)
- C. Resolution Authorizing Interfund Loan for Advance of Certain Costs in Connection with Tax Increment Financing District No. 1-6

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

Vote: 7 ayes / 0 nays. Motion carried.

## **6. Public Hearing**

### **A. Resolution Authorizing Sale of Land and Approving Purchase and Development (TIF) Agreement in Connection with Tax Increment Financing District No. 1-6 (Greco)**

Community Development Director Ben Boike introduced Keith Dahl with Ehlers. Dahl presented the provisions, development phases and sale/refinancing terms. Staff recommends that the commission hold a public hearing and approve the resolution as presented.

President Napier opened the Public Hearing at 8:20 p.m.

No one came forward to address the council.

President Napier closed the public hearing at 8:20 p.m.

Motion was made by Commissioner Eng-Sarne and seconded by Commissioner Fromm to approve EDA Resolution No. 25-007 Authorizing Sale of Land and Approving Purchase and Development (TIF) Agreement in Connection with Tax Increment Financing District No. 1-6 (Greco) as presented.

Vote:     Eng-Sarne – aye  
          Fromm – aye  
          Armon – aye  
          Berry – aye  
          Gulley – aye  
          Justen – aye  
          Napier – aye

7 ayes / 0 nays. Motion carried.

## **7. General Business**

## **8. Adjourn**

Motion was made by Commissioner Gulley and seconded by Commissioner Justen to adjourn the meeting at 8:22 p.m.

Vote: 7 ayes / 0 nays. Motion carried.

David J. Napier  
President  
City of West St. Paul